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PHILADELPHIA, MONDAY, AUGUST 26, 2024

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LEGAL LISTINGS

COURT NOTICES

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

Effective Monday, August 12, 2024, the Landlord Tenant Officer ("LTO") will no longer be accepting new writs of possession. Following that date, all writs will be directed to the Philadelphia Sheriff's Office.

Beginning Tuesday, August 13, 2024, the LTO will accept alias writs of possession on matters where the writs of possession had previously been filed with the LTO and paid for until the close of business Monday, September 9, 2024.

After Monday, September 9, 2024, if a writ has already been filed with the LTO and no alias writ is filed, litigants will be required to re-start the process with the Sheriff's Office.

DATE: July 31, 2024
Honorable T. Francis Shields
President Judge
Philadelphia Municipal Court
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA 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 resented to a term of probation prior to June 11, 2024.

- 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.
- The Report shall include the following:
 - The date the Defendant is eligible for a postsentence review pursuant to Section 7 of the Act, Paragraph (1)(i);
 - A statement identifying the Judge supervising the Defendant's probationary sentence;
 - 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;
 - A statement as to whether the Defendant has completed all treatment or any other program required as a condition of probation;
 - 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
 - A recommendation that:
 - The Defendant's probation be terminated;
 - The Defendant's probation continue as previously ordered; or
 - The Defendant's probation continue under different, reduced or increased terms and conditions.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Following the Hearing, the Court shall enter an Order terminating probation or continuing probation with the same or modified terms.
- 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.
- 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.
- 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

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I N S I D E

Common Pleas Court:	6 Orphans' Court
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4 Family Court	6 U.S. Court of Appeals
4 Mass Tort Asbestos	6 U.S. District Court
6 Municipal Court	2 Trial List

DISTRICT COURT

NOTICE

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

J. GOLDBERG
Chief Judge

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

TUESDAY, SEPT. 3, 2024
Sentencing

03:00 P.M.
23-cr-0381
USA v. BARKSDALE

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, AUGUST 28, 2024
Change of Plea Hearing

01:30 P.M.
23-cr-0537
USA v. MOORE

THURSDAY, AUGUST 29, 2024
Competency Hearing

01:30 P.M.
21-cr-0277
USA v. DANGERFIELD-HILL

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

TUESDAY, AUGUST 27, 2024
Sentencing

09:30 A.M.
23-cr-0021
USA v. DANIELS

Telephone Conference

02:00 P.M.
23-cv-2746
NELSON v. GREGORY FUNDING LLC

WEDNESDAY, AUGUST 28, 2024
Trial Date

09:00 A.M.
23-cv-4782
FLYNN v. SUSQUEHANNA INTERNATI

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

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, AUGUST 27, 2024
Sentencing

02:30 P.M.
23-cr-0075
USA v. LARUSSO

WEDNESDAY, AUGUST 28, 2024
Evidentiary Hearing

03:00 P.M.
22-cr-0067
USA v. GRANOWSKI

Motion Hearing

11:00 A.M.
22-cv-4461
SAHIR v. GROW MECHANIC SHOP, L

THURSDAY, AUGUST 29, 2024
Pretrial Conference/Hearing

10:00 A.M.
17-cv-0570
LAUREL GARDENS, LLC et al v. M

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

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

WEDNESDAY, AUGUST 28, 2024
Sentencing

10:00 A.M.
23-cr-0413
USA v. PINEDA CASTELLANO

TUESDAY, SEPT. 3, 2024
Motion Hearing

02:00 P.M.
17-cr-0123
USA v. HUERTA

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

TUESDAY, AUGUST 27, 2024
Status Conference/Hearing

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

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

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

WEDNESDAY, AUGUST 28, 2024
Settlement Conference

03:00 P.M.
24-cv-2608
SANTIAGO et al v. WALMART SUPE

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, AUGUST 27, 2024
Pretrial Conference/Hearing

09:00 A.M.
24-cv-2420
Schutts et al v. The Universit

Status Conference/Hearing

09:00 A.M.
24-cv-2088
LEE v. MCDONOUGH

09:30 A.M.
24-cv-0227
ABIRA MEDICAL LABORATORIES LLC

WEDNESDAY, AUGUST 28, 2024

Change of Plea Hearing

10:00 A.M.
24-cr-0138
USA v. ORTIZ

Pretrial Conference/Hearing

09:00 A.M.
24-cv-2285
GREENE v. WALMART STORES EAST

THURSDAY, AUGUST 29, 2024
Arbitration Hearing

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

Motion Hearing

11:00 A.M.
24-cv-1886
MARTIN v. WALMART, INC. et al

Sentencing

09:00 A.M.
23-cr-0491
USA v. WITHERSPOON

TUESDAY, SEPT. 3, 2024
Motion Hearing

09:00 A.M.
24-cv-1111
LUMBERMENS MERCHANDISING
CORPO

Pretrial Conference/Hearing

10:00 A.M.
24-cv-2203
GREEN-MINOR v. REGIONAL
WOMEN'

Status Conference/Hearing

09:00 A.M.
24-cv-1111
LUMBERMENS MERCHANDISING
CORPO

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

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

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

TUESDAY, SEPT. 3, 2024
Change of Plea Hearing

03:00 P.M.
23-cr-0339
USA v. MAHABEE

Pretrial Conference/Hearing

10:30 A.M.
23-cr-0339
USA v. MAHABEE

Sentencing

02:00 P.M.
22-cr-0294
USA v. BURRELL

11:00 A.M.
24-cr-0164
USA v. POSTELL

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, AUGUST 27, 2024
Pretrial Conference/Hearing

01:00 P.M.
24-cv-1412
LANDMARK AMERICAN INSURANCE
CO

11:00 A.M.
24-cv-2192
RAMIREZ v. WHITE et al

PEREZ, J.

COURTROOM 10B

Courtroom Deputy: Mia Harvey
267-299-7589

HODGE, J.

Courtroom 15A
Courtroom Deputy: Leesa Ciamaichelo 267-299-7559

TUESDAY, AUGUST 27, 2024
Sentencing

10:00 A.M.
23-cr-0215
USA v. SANDERS

WEDNESDAY, AUGUST 28, 2024
Revocation Superv Rls-FinalHrg

02:00 P.M.
23-cr-0193
USA v. WILLIAMS

MURPHY, J.

Courtroom 3B
Courtroom Deputy: Kerry Christy 267-299-7510

TUESDAY, AUGUST 27, 2024
Motion Hearing

11:00 A.M.
22-cv-1074
OKPOR v. WILLIAMS et al

12:00 P.M.
24-cv-3580
WADE v. STATE OF PENNSYLVANIA

WEDNESDAY, AUGUST 28, 2024
Change of Plea Hearing

12:00 P.M.
20-cr-0106
USA v. DAVIS

Status Conference/Hearing

10:00 A.M.
23-cr-0153
USA v. MOUSSA

THURSDAY, AUGUST 29, 2024
Motion Hearing

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

SCOTT, J.

Courtroom 13B
Courtroom Deputy: Susan Flaherty
Phone: 267-299-7598

WEDNESDAY, AUGUST 28, 2024
Status Conference/Hearing

01:30 P.M.
21-cr-0210
USA v. GEDEON

THURSDAY, AUGUST 29, 2024
Motion Hearing

10:00 A.M.
23-cv-3357
GRIMES v. IMMACULATA UNIVERSIT

TUESDAY, SEPT. 3, 2024
Pretrial Conference/Hearing

02:00 P.M.
24-cr-0134
USA v. BANKS

H. BARTLE, III, S.J.

TUESDAY, AUGUST 27, 2024
Sentencing

10:00 A.M.
23-cr-0538
USA v. NUNEZ-SANTOS

J. R. PADOVA, S.J.

Courtroom 17B
Criminal Deputy Clerk: Michael Beck
Phone: 267-299-7409
Deputy Clerk Civil: Malissa Wolenski
Phone: 267-299-7459

TUESDAY, SEPT. 3, 2024
Jury Trial

09:30 A.M.
24-cr-0005
USA v. TANKWAI

24-cr-0005
USA v. TANKWAI

24-cr-0005
USA v. TAYLOR

The Legal Intelligencer

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1617 JFK Blvd., Suite 1665 Philadelphia, PA 19103
Phone: 215-557-2300 Fax: 215-557-2301
www.thelegalintelligencer.com
e-mail: customercare@alm.com

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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

TUESDAY, AUGUST 27, 2024
Sentencing
02:00 P.M.
21-cr-0080 USA v. JACKSON

WEDNESDAY, AUGUST 28, 2024
Sentencing
01:00 P.M.
04-cr-0192 USA v. HUMBERT

TUESDAY, SEPT. 3, 2024
Jury Trial
09:30 A.M.
22-cr-0381 USA v. ORTIZ

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

M. BAYLSON, S.J.

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

TUESDAY, SEPT. 3, 2024
Change of Plea Hearing
10:00 A.M.
24-cr-0137 USA v. WISE

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, AUGUST 27, 2024
Motion Hearing
10:30 A.M.
22-cv-0736 Smith v. Presidio Networked So

Sentencing
02:30 P.M.
23-cr-0051 USA v. PARIS

THURSDAY, AUGUST 29, 2024
Arbitration Hearing
09:30 A.M.
24-cv-1364 HUBBARD v. LIVE! CASINO & HOTE

TUESDAY, SEPT. 3, 2024
Jury Trial
09:30 A.M.
22-cr-0307 USA v. JONES

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

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, AUGUST 27, 2024
Arraignment
01:30 P.M.
24-cr-0286 USA v. DEL ORBE
14-cr-0088 USA v. ROSENBERG

THURSDAY, AUGUST 29, 2024
Arraignment
01:30 P.M.
24-cr-0282 USA v. ABIODUN

TUESDAY, SEPT. 3, 2024
Settlement Conference
10:00 A.M.
23-cv-4900 AVENT v. MILLER'S ALE HOUSE, I

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THURSDAY, AUGUST 29, 2024
Initial Appearance
01:30 P.M.
06-cr-0074 USA v. CARRAZANA

STRAW, M.J.
TUESDAY, AUGUST 27, 2024
Settlement Conference
09:30 A.M.
22-cv-1393 PHILLIPS FEED SERVICE, INC. v.

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy
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Settlement Conference
10:00 A.M.
23-cv-3042 HIRES v. KINDER MORGAN, 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., AUGUST 26, 2024
8 A.M.
0012212-0719 Cason v.G-Town Dental/Easy Dental
Owners/Operator

0022301-0904H. T. Norris
Hawkins, Attorney-In-Fact For Vincent
Hawkins v.M

0032403-0236J. M. Horn; L.
McElhatten
Nld Holdings, Llc v.U.S. Construction Inc.
et al.

E. G. Gee; M. B. Goodheart; R. J. Davies;
V. D. Greene

0042403-0242J. M. Horn; L.
McElhatten
Nld Holdings, Llc v.U.S. Construction Inc.
et al.

E. G. Gee; M. B. Goodheart; R. J. Davies;
V. D. Greene

0052403-0398J. M. Horn
Nld Holdings, Llc v.U.S. Construction Inc.
et al.

E. G. Gee; M. B. Goodheart; R. J. Davies;

T. J. Hartigan; V. D. Greene
9 A.M.
0012311-0595R. L. Foxworth
Rhodes et al. v.The Estate of Anna Wallace
A/K/A An

0022404-2917A. Berkowitz
Ab Plus Real Estate Investments, Llc
v.Pendergras

0032405-0542B. E. Fritz; M. P.
McCormack
Wilson v.McEwan et al.

0042405-2044K. J. Fox
Omni Insurance Company v.Pickens et al.
P. J. Sweeney

0052405-2055J. J. Kofsky
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9:30 A.M.
0012403-1145K. M. Durkan
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V. M. Komarnicki

0022405-2231K. W. Kofsky
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0032405-2234K. W. Kofsky
Johnson v.Holland Homes 2529-31 N. Sartin
Street

1 P.M.
0012404-2305W. C. Chisholm; D. P.
Thiruselvam; K. T. West
Cherry v.Polymer80 Inc. et al.

0022405-0165F. R. Musitief
Khalil v.Nunez et al.
M. Kohler

0032405-0388P. P. Gaffney
Spells v.Breit Ne Roosevelt Owner Llc et al.
D. S. Strick; J. M. Wutz; T. A. Yim

0042405-0505K. L. Mirsky
Wescott v.Rogers

0052405-2060M. I. Simon
Coleman v.City of Philadelphia et al.
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M. Rong; P. J. Moran
0062405-2062R. Hill Wilson
Jefferson v.Orr
J. P. Tolerico

0072405-2067K. J. Fox
Omni Insurance Company v.Perez et al.
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0082405-2068M. Breslin
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0092405-2069M. I. Simon
Ayala v.Guevara et al.
A. J. Shaw; C. S. Vahey; J. P. Silli

10 A.M.
0012404-2425C. Tufano
Boyer v.Ltb Limited Partnership et al.
E. C. Johnson

0022404-2800S. Laynas
Tsirakoglou v.City of Philadelphia
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0032405-2071D. C. Frias; S. A. Mimm
Fuentes v.Chambers et al.
C. N. Harrington

0042405-2073M. I. Simon
Hernandez v.Das
V. A. Booker

0052405-2077A. B. Feenane
Deshields et al. v.Vets
C. N. Harrington

0062405-2091E. Campese
Didomenicis v.Gericke et al.

0072405-2096M. T. Leabman
McQuiller et al. v.Holden et al.
G. B. Evans; M. P. Dumack

0082405-2098I. Shehu; T. B. Jacobs
Murin v.Fordham et al.
A. A. Griffith; M. Long

10:30 A.M.
0012405-2255J. E. Strand; K. R.
Armstrong
Odk Capital, Llc v.Saunders et al.

0022405-2261M. A. Delaney
McDaniels v.Huang et al.
K. Derbesy

0032405-2265W. C. Bensley
Graham v.Conicelli Toyota et al.
B. J. Sitter; N. D. Bowers; T. R. Dikec

0042405-2272M. S. Savage
McFadden v.Foremost Insurance Company

0052405-2276R. L. Foxworth
Wilson v.Vargas
D. C. Moraglia

11 A.M.
0012405-2129M. I. Simon
Palmer v.Rand et al.
D. M. Mase; J. R. Fowler; S. A. Garson

0022405-2133
Blackwell v.All Unknown Occupants

A. P. Barsky; S. Frey
0082405-2171
Jernigan v.All Unknown Occupants

0092405-2173C. Adams
Rutherford et al. v.Adams et al.

11:30 A.M.
0012404-2656R. L. Sachs
Folks v.Park Avenue Motor Cars Fort
Washington
A. Chapman

0022405-2286M. Stanshine
Williams v.Doe et al.
M. T. Droogan

0032405-2306
Davis v.Phila Police et al.

0042405-2319A. J. Thomson; J. S.
Zafran; T. J. Wilk
Lawrence v.Samelko et al.
S. Frey; V. Konoval

1:30 P.M.
0012405-2281D. N. Rubin
Kent v.Brown's Super Stores, Inc. et al.
M. T. Droogan; R. E. Chesney

0022405-2283A. S. Getson
Najam v.Norton et al.
J. A. Dingle

2 P.M.
0012308-0464A. Lopresti; B. C.
Hoffman
Rivera v.Begelman
B. C. Evangelist

0022404-0685M. E. Ellery
Refsnider v.Uber Technologies Inc. et al.
A. L. Boardman; A. J. Shaw; J. P. Silli

0032404-2826
Soumaoro v.Clary

0042405-2102R. H. Black
Roberts v.Hoang Vu et al.
L. Mazzitelli

0052405-2103
Morris v.Wiseman
A. J. Tauber

0062405-2106M. I. Simon
Doubbia v.Baltimore et al.
G. S. Hirtzel

0072405-2112
Davis v.Barrett et al.

0082405-2113M. I. Simon
Jackson v.Stephenson et al.
H. B. Welch

0092405-2115M. I. Simon
Allen v.Hwang
D. C. Moraglia

0102405-2123F. Milillo
Todd v.Johnson et al.

0112405-2125M. I. Simon
Savage v.Koita et al.
B. A. Carter; J. R. Andrzejewski; J. H.
Quinn; K. L. Raymond

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

3 P.M.
0012210-2189K. R. Jalali; L. S. Markind
Continental Ins Co. of Nj v.Express Exterior

0022403-1871J. A. Hamilton
Jsc Real Estate, Llc v.2455 Frankford Ave.,
Llc E

0032405-2176A. M. Kroupa
Hatchett v.Essential Holdings, Llc et al.
K. L. Mercogliano

0042405-2185B. S. Tabakin
Reimund et al. v.Archdiocese of Philadelphia
et al.
M. L. Jones; N. M. Centrella

0052405-2188J. L. McGlynn
Slater et al. v.Peco Energy Company
D. M. Doyle; S. F. Bernstein; T. Williams

0062405-2189F. R. Musitief
Toun v.Pizarro et al.
A. J. Keenan; R. S. Stickley

0072405-2197
Gaston v.Great Estates By Sue Odell et al.
D. Yondura; P. J. Hasson; V. A. Guarna

0082405-2217M. J. Pajak
Shields v.Coastal General Contracting Inc.
et al.
A. Chapman; A. M. Sciacca; J. R. Sereda

0092405-2219B. F. Lafferty
Ross v.Canal et al.
J. Auth

THU., AUGUST 29, 2024
8 A.M.
0012307-1603O. Gabriel
Davis v.Bella Diosa Hair Salon et al.

0022309-0185W. P. Murray III
Davis et al. v.Ctr. Management Group, Llc
et al.
K. M. Buttery; M. Giannotti

0032402-1570E. H. Weitz; M. S.
Morgan
The Estate of Lindsay K. Jensen
v.Pennsylvania Ho
J. A. Rickabaugh; J. H. Tucker Jr

Everett v.Farberware Licensing Company,
Llc et al.
M. L. Gorman

9 A.M.
0012404-1309E. M. Padilla
Costa Dos Santos v.Guichardo-Estrada et al.
J. H. Foxen; J. Eisner

0022405-1756J. M. Leffler; S. A.
Zlotnick
Ravenel v.Chennault et al.
A. E. Wang; M. C. Reilly

0032405-1759J. A. Comerford; J. J.
Aversa
Smith v.Craig
R. A. Steiger; T. M. Arechabala

0042405-1769D. H. Denenberg
Pb Jack Properties, Llc v.All Unknown
Occupants

0052405-1770E. Feldman
Guerrant v.Frances et al.
J. F. Bouvier

9:30 A.M.
0012404-2847M. D. Copoulos
Benoit et al. v.Charles et al.

0022404-3673D. E. Kane
A.C. Gentry Inc. v.Liberty Roofing Inc. et al.
C. G. Bell; J. F. Palladino; M. Asker; R. R.
Watson Jr; R. L. Williams

9:45 A.M.
0012405-2543J. L. Gilman
Twee, Llc v.Oriental Trading Company Inc.

1 P.M.
0012404-0750K. S. Schuman; R. L.
Woodman
Citizens Bank, N.A. v.Independence
Homecare Partn

0022405-1784E. B. Marks; N. A. Bezar
T. v.Eighty Eight, L.P. et al.
B. M. Feldman; N. S. Rappaport; N. P.
Heller; S. S. Poles; W. Cloud

0032405-1802B. M. Saul
Crawford v.Dollar Tree Stores Inc. et al.

0042405-1808C. J. Schleifer; J. M. Teich
Keyes et al. v.Marcologno
L. M. Powell

0052405-1812T. G. Daly
Pott et al. v.Lyft Inc. et al.
J. R. Andrzejewski; J. H. Quinn

0062405-1823N. J. Renzi
Ziccardi v.Ziccardi et al.

0072405-1830E. Feldman
Brinkley v.Broad Sp Traders Inc. D/B/A
Karco
R. A. Nolan

0082405-1832W. F. Suthard
Libetti v.Andrews et al.
A. A. Griffith; K. M. Frascella

10 A.M.
0012310-2202D. C. Devine; M. T.
Vanderveen
McCaferty et al. v.Chapman et al.

0022402-1322
Hatchigian v.Ladov Law Firm, Joshua B.
Ladov, Esq
P. C. Troy

0032404-3144E. H. Lucking; S. R.
Reidenbach
Wonderlin v.Home Depot U.S.A. Inc. D/B/A
The Hom
K. Cornish

0042405-1908G. J. Kincel
Dixon v.Slaymaker et al.
M. S. Arnold; M. F. Socha

0052405-2603C. A. McLaughlin
Verizon Pennsylvania Llc v.Danella
Companies Inc.
W. E. Remphrey Jr

10:15 A.M.
0012405-2638C. Jasnoff
G.M.I. N.A. Inc. v.Fluid Fleet Services Llc
et al.
K. M. Buttery; M. Giannotti

10:30 A.M.
0012404-3640S. M. Sassaman
Hamilton v.Csx Transportation Inc.

0022404-3647
Allen v.Unknown Occupants

0032404-3804E. Benedon; J. S. Zafran
Reed v.Alfaro
M. W. Schlagnhauser

0042405-2708M. A. Fleming; S. I.
Scuteri
Newlane Finance Company v.Kehinde A.
Ogundele, D.

10:45 A.M.
0012405-2718T. P. Donnelly
Oslick et al. v.Ehrlich et al.

11 A.M.
0012404-2793L. M. Shlamowitz; M. J.
McConnell
Lou et al. v.Fukon Realty, Llc et al.
K. Slade

0022404-2848N. L. Palazzo
Lozzi v.Quiles

0032404-3482A. Ratner
Martinez v.Jean-Louis et al.

0042404-3698M. A. Jan
Tugboat Investments Llc v.Llm Fine Line
Home Remo
J. P. Rodden; M. N. Yurick

McNulty v.Uber Technologies Inc. et al.
J. P. Tolerico; J. Eisner; M. A. Cognetti; R. E. Smith; S. E. Argo; W. K. Conkin
11:15 A.M.
0012404-0992H. M. Clinton
Piacere Properties Llc v.Bush Group Inc. et al.

11:30 A.M.
0012404-3382J. D. Gallagher
Odei v.Henry et al.

0022405-2043R. W. Williams; T. C. Dyer
Capital One Auto Finance v.Rawl

0032405-2787G. M. Mascioli; R. L. Ebbly
2400 Market Vii General L.P.&2400 Market/ Garage Ho v.Rawl
P. J. Leyh

1:15 P.M.
0012405-2957K. McCaffrey
Souza et al. v.Sweet Flavor, Llc et al.
R. H. Black

1:30 P.M.
0012404-3059G. Ryan
Bradley v.Rising Stride Child Care Centers et al.
G. Farmakis; J. Goldberg

2 P.M.
0012404-0086G. J. Ambler; J. J. Voss; O. M. Krawczyk
Gun Owners of America Inc. et al. v.City of Philad
L. Furst; R. B. Smith

0022404-1026
Hobson v.Taylor

0032404-2836
Woodley v.McKnight et al.

0042404-2841M. Mattioni; S. J. Galati
Ablico Properties Inc. v.Poullain

0052404-3293
Davis v.Pornhub et al.

0062405-1911R. J. Margolis
Grant et al. v.Elliott

0072405-1927N. L. Palazzo
Stuhl et al. v.Negmatov et al.
D. J. Maher; T. J. Wagner

0082405-3380J. Bender
Itria Ventures, Llc v.Smart Peoples Choice, Llc E

2:15 P.M.
0012405-3449L. A. Windish
Synergy Glass & Door Service, Llc v.Pelco Mechani

2:30 P.M.
0012405-3545E. T. Rostick
Philadelphia Indemnity Insurance Company v.Guzman
S. J. Rosen

3 P.M.
0012405-2009A. A. Nichols
Caldwell v.Williams et al.
A. M. Thammavong

0022405-2010E. Feldman
Davis et al. v.Russell et al.

0032405-2014S. T. Haileab
Paul v.The Phillies et al.

0042405-2015M. Breslin
Kelly v.Becker et al.
D. M. Alex

0052405-2016M. Breslin
Wilkins v.Soulsby et al.
J. S. Ware

0062405-2017M. I. Simon
Drew v.Abdullahmoh Abutineh

0072405-2021M. I. Simon
Saraceno v.Weil Lin
J. A. Vanderkwast

0082405-2022M. I. Simon
Canty v.City of Philadelphia et al. et al.
L. S. Klein; M. P. Dumack; R. P. Lopez

0092405-2024M. I. Simon
Johnson v.Raiser Llc et al.
A. J. Shaw; C. A. Harley; C. S. Vahey; J. D. Branderbit

MASS TORT ASBESTOS CASE

2024 ASBESTOS TRIAL LIST

9-SEP-24 2826 WEITZ MESOTHELIOMA

- 1. 210902481 BOWERS
2. 220201264 RICHER
3. 220301628 ALEXATOS
4. 220400549 IRVIN
5. 220502761 MCDONALD
6. 220600226 ZLOTNICK
7. 220800837 HARRISON
8. 221001548 HOFFMAN
9. 221202483 DICKSON

- 2827 HALPERN LUNG CANCER
1. 220301785 JENKINS
2. 220302511 VITKOSKY
3. 220302707 BUBIER
4. 220500528 TEES
5. 220701298 TEES
6. 221202208 WILK
7. 221201767 NICHLAS

- 2828 NASS NON-MALIGNANCY
1. 220400495 LEEMAN
2. 220401034 NIZZARDI
3. 220602662 EKES
4. 220902784 SMITH
5. 221001439 CAMPBELL
6. 221101822 KERSTING
7. 220302529 HATCH

- 15-OCT-24 2829 SHEIN MESOTHELIOMA
1. 200801701 TODD
2. 200900257 TODD
3. 211201817 PXCR-CONANT
4. 220901975 PXCR-COCHRAN
5. 221201444 GIARROCCO
6. 221101399 GABRIS

- 2830 HALPERN MESOTHELIOMA
1. 220500535 -THOMPSON
2. 220502564 IWASYK
3. 221202109 STAM

- 2831 WEITZ LUNG CANCER
1. 220501891 HAYES
2. 220502477 CICC
3. 220800452 JARVI
4. 220800576 MARSHALL
5. 220803089 PLAFCAN
6. 220900238 FERRARI
7. 220901796 KICHLINE
8. 221102725 MCCAULEY

- 2832 NASS OTHER CANCER
1. 210700328 SHIMP
2. 220802014 SMITH
3. 221202414 HUGUES
4. 231102927 HUGUES

- 4-NOV-24 2833 BROOKMAN MESOTHELIOMA
1. 210901684 WOOD
2. 220200935 DICKINSON
3. 221001638 HAWKES
4. 221100310 WOOD
5. 221200951 FITZGERALD
6. 220100102 MARTIN
7. 220102071 CALABRO
8. 220302742 WRIGHT
9. 220502309 MOORE
10. 220900769 MAZZA
11. 221102439 CONNOR
12. 240202791 WRIGHT

- 2834 WEITZ MESOTHELIOMA
1. 220101313 BISSEN
2. 220101625 CASTILLO
3. 220201836 CARABIN
4. 220400576 PAPP
5. 220800150 LEPORE
6. 220800692 RICHMAN
7. 220802390 WALTER
8. 220300211 GOODWIN
9. 220500009 MYLET

- 9-DEC-24 2835 WEITZ LUNG CANCER
1. 221001859 WHITE
2. 221002198 DECARLO
3. 221201046 WHITEHEAD-WOODLEY
4. 221201164 SMITH
5. 221201612 GERHART
6. 221202511 HAKLAR
7. 221202603 COSIC
8. 221202699 WILSON
9. 221202705 SCOVIAK

- 2836 NASS LUNG CANCER
1. 221200021 COOPER JR
2. 220302052 ZYLAK
3. 220700466 MILNER
4. 220700547 LAVIGNE
5. 220802592 COUGHLIN

FAMILY COURT DIVISION

AUGUST 26, 2024
ADMINISTRATION AND MISCELLANEOUS
1501 ARCH ST.
MURPHY, A.J.
JUVENILE BRANCH
FAMILY COURT BUILDING
1501 ARCH ST.
Juvenile Justice Service Center
YSC MASTER

Courtroom-3G
JCHO SHULER (M,W,F 9:30 A.M.) (T,TH 12:30 P.M.)
JCHO CICCONE (F 9:30 A.M.)

3E CASES HEARD IN 3G
Courtroom--4A
JCHO CICCONE

Courtroom--4B
JCHO GIUSINI

Courtroom--4C
GREY, J.

Courtroom--4D
MCCABE, J.

Courtroom--4E
FERNANDES, J.

Courtroom--4G
IRVINE, J. (T,TH,F)

Courtroom--5A
BARISH, J.

Courtroom--5B
MCLAUGHLIN, J.

Courtroom--5C
CANTY, J.

Courtroom--5D
SABATINA, J.

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

IRVINE, J. (W)

Courtroom--5F
FURLONG, J. (Ex F)

Courtroom--5G
JCHO STOKES (Ex F)

Courtroom--6H
GORDON, J.

JCHO MCCULLOUGH T,TH 1 P.M.

JJSC JCHO MCCULLOUGH DOMESTIC RELATIONS/ FAMILY COURT BUILDING 1501 ARCH ST.

Courtroom--3A
SANDHER, J. (Out)

Courtroom--3B
COHEN, J.

Courtroom--3C
JACKSON, J.

Courtroom--3D
PALMER, J. (M,T,TH,F)4F(W)

Courtroom--3E
DISTRICT ATTORNEY (W)

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

Courtroom--4F
KRISTIANSSON, J. (M,T) 3D(W)

Courtroom--6A
LITWIN, J. (Out)

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

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

Courtroom--6D
WAHL, J. (M,T,W) 4F(TH,F)

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

Courtroom--6F
SULMAN, J. (Out)

Courtroom--7B
CHEN, J. (Out)

CRIMINAL TRIAL DIVISION

MONDAY, AUGUST 26, 2024

Room 505—PALUMBO, J.

Blackwell, Marvin (Def. Assoc.)
Bracy, Walter (Def. Assoc.)
Carroll, Kiyohn (Fitzgerald, Joshua Bradley)
Farr, Shana (Def. Assoc.)
Hamid, Qadree
Hill, Khaim (Altschuler, Jonathan R.)
Johnson, Antonio (Rutkowski, John P.)
Jones, Santino (Def. Assoc.)
Paluch, John (Def. Assoc.)
Rivera, Jacob (Def. Assoc.)
Romas, Sheila (Def. Assoc.)
Sylvester, John (Martino, Andre)
Williams, Steven (Def. Assoc.)

Room 507—MCDERMOTT, J.

Allen, Jahleel (Def. Assoc.)
Billa, Kevin (Piccarreto, Marisa Anne)
Brooks, Markell (Def. Assoc.)
Buggs, Ahnile (Steinberg, S. Philip)
Camacho, Steven B. (Kramer, Max Gerson)
Carter, Deshema (Def. Assoc.)
Gordon, Ryfee (Marroletti, John A.)
Harrison, Nyheem (Def. Assoc.)
Humphrey, Rafiq (Szanto, Jules Norris)
Ingram, Edwin (Goldstein, Zak Taylor)
Jacobs, Donte (Pagano, Gregory Joseph)
Johnson, Asia (Def. Assoc.)
Pender, Robin (Szanto, Jules Norris)
Pratt, Eugene (Gamburg, Robert Marc)
Rivera, Jose R. (Capek, Justin Charles)
Rowe, Julius (Def. Assoc.)
Santiago, Jose (Boyd, Matthew Christopher)
Saunders, Wendell (Def. Assoc.)
Seldo, Nikiah (Stern, Douglas Nathaniel)
Simmons, Tyriek (Def. Assoc.)
Smith, Raheem (Def. Assoc.)
Walker, Lenny (Walker, John Robert)
Wimberly, Troy (Def. Assoc.)

Room 605—BROWN, J.

Allen, Bobby (Goodman, Leon Dominic)
Aydelotte, Dylan (Adams, Mark Wayne Franklin)
Aydelotte, Dylan M. (Def. Assoc.)
Bess, Aaron (Def. Assoc.)
Brown, Alex (Sigman, Scott Philip)
Brown, Jaime (Def. Assoc.)
Byrd, Daseer (Def. Assoc.)
Custis, Latif J. (Def. Assoc.)
Custis, Wahikee (Def. Assoc.)
Davis, El (Def. Assoc.)
Feliciano, Juan (Def. Assoc.)
Gantz, Sybil (Def. Assoc.)
Gause, Handy (Def. Assoc.)
Jean-charles, Nirva (Def. Assoc.)
Johnson, Wylik N. (Def. Assoc.)
Lee, Dasean (Def. Assoc.)
Lewis, Zair (Def. Assoc.)
Mccallum, Davon (Def. Assoc.)
Mears, Marvin (Def. Assoc.)
Merritt, Darrius (Def. Assoc.)
Morgan, Wayne A. (Reavis, Sonté Anthony)
Parker, Robert (Def. Assoc.)
Price, Derrick I. (Def. Assoc.)
Quinones, Jorge (Piccarreto, Marisa Anne)
Reeves, Raekwon (Def. Assoc.)
Saccoh, Sajou A. (Def. Assoc.)
Sherrad, Saladine (Kadish, Jason Christopher)
Shimoyama, Richard (Def. Assoc.)
Taylor, James (Def. Assoc.)
Townes, Damon (Def. Assoc.)
Trotman, Joshua (Def. Assoc.)
Ward, Jamier M. (Def. Assoc.)
Williams-middleton, Darnell (Def. Assoc.)
Willis, Nadir (Def. Assoc.)
Wilson, Calvin (Def. Assoc.)
Wrotto, Nathaniel (Piccarreto, Marisa Anne)
Young, Brandon (Def. Assoc.)

Room 701—WASHINGTON, J.

Frazier, Jeremiah (Walker, John Robert)
Golding, Kirk (Parkinson, Michael Patrick)
Gross, Austin M. (Marsh, James T.)
Harris, Aliaan (Piccarreto, Marisa Anne)
Jamir, Veney (Def. Assoc.)
Jimenez, Jonathan (Piccarreto, Marisa Anne)
Livingston, Arus M. (Shaw, Brianna Corine)
Livingston, Kia M. (Def. Assoc.)
Lomax, Bradley (Def. Assoc.)
Mack, Dante N. (Piccarreto, Marisa Anne)
Melendez, Joshua (Server, Gary Sanford)
Sanford, Ajasha (Def. Assoc.)
Stotts, Tyreek (Piccarreto, Marisa Anne)
Tucker, Richard (Young, Jason R.)
Wiley, Ashley M. (Def. Assoc.)
Williams, Tyshawn (Def. Assoc.)

Room 702—HANGLEY, J.

Alexander, Lamar (Def. Assoc.)
Berthe, Mohamede (Def. Assoc.)
Gibson, James Z. (Godshall, Anthony Francis)
Hurditt, Jahleel (Clemens, Thomas C.)
Rivera, Joseph (Savino, Louis Theodore Jr.)
Robichaw, Renaldo Mcpercay (Mann, Jessica Consuela)
Robinson, Daqan (Yee, Adam Sequoyah)
Rodriguez, Abdiel (Savino, Louis Theodore Jr.)
Rojas, Alberto (Def. Assoc.)
Smith, Terry L. (Server, Gary Sanford)
Thompson, Keyon (Def. Assoc.)
Twyman, Charles (Alva, Jeremy-Evan)
Ugdah, Montez (Abdul-Rahman, Qawi)
Williams, Sabrina K. (Stenson, Derek Alan)

Room 704—YU, J.
Booker, Dontrell (Sigman, Scott Philip)
Butler, Tymir (Def. Assoc.)
Davis, Irvin (Def. Assoc.)
Dunmore, Saleem (Osei, Nana Yaw Adom)
Fitzhugh, Laquell (Def. Assoc.)
Flores, Jose (Def. Assoc.)
Gary, Josiah (Def. Assoc.)
Hall, Quamere (Kramer, Max Gerson)
Harley, Chyna (Def. Assoc.)
Harris, Hakeem (Def. Assoc.)
Jones, Thomas (Def. Assoc.)
Lackey, Muata (Def. Assoc.)
Lomax-suters, Tymeen (Def. Assoc.)
Lomax-suters, Tymeen M. (Def. Assoc.)
Luzunaris-sanchez, Luis (Savino, Louis)
Mcbride, Jacqueline G. (Def. Assoc.)
Mccloud, Eric L. (Def. Assoc.)
Newell, Fliette A. (Def. Assoc.)
Ocasio, Edwin (Levin, Andrew Joseph)
Ortiz, Elijah (Def. Assoc.)
Pagan, Siani (Def. Assoc.)
Richardson, Jeffrey (Def. Assoc.)
Rodriguez, Richard (Lorusso, Vincent M.)
Scales, Tavis G. (Def. Assoc.)
Smith, Shannon (Def. Assoc.)
Tindley, Raheem (Mischak, David B.)
Williams, Haseem (Boyd, Matthew Christopher)

Room 705—WILLIAMS, J.

Burkins, Elmer (Def. Assoc.)
Carter-montgomery, Mylazz (Def. Assoc.)
Easley, Isaiah (Def. Assoc.)
Hughes, Raheem (Yee, Adam Sequoyah)
Johnson, Laura (Def. Assoc.)
Marshall, Michael A. (Def. Assoc.)
Okoth, Leonard (Def. Assoc.)
Rinier, Eric (Def. Assoc.)
Rivera, Javier (Def. Assoc.)
Sewodsky, Brian (Kelly, Joseph Kevin)
Slaughter, Jordan (Kadish, Jason Christopher)
Varella, Leila (Def. Assoc.)
Wells, Corian (Def. Assoc.)

Room 707—CAMPBELL, J.

Slaton, Danee (Love, William Allan)
Torres, Javier (Dimairo, Paul Michael)
Tyree, Khalil (Dimairo, Paul Michael)

Room 708—LIGHTSEY, J.

Craig, Raymond (Def. Assoc.)
Cuthbertson, Isiah (Johnson, Shaka Mzee)
Davis, Erik C. (Yee, Adam Sequoyah)
Hassan, Jamaal (Parkinson, Michael Patrick)
Mobley, James (McCaul, John Francis)
Nelson, James (Def. Assoc.)
Roser, Walter (Def. Assoc.)
Ruffin, Hakeem (Colon, Christian)
Tender, David (Walker, Michael Anthony)
Young, Keyona (Def. Assoc.)

Room 801—GIBBS, J.

Dumas, Tyree (Abdul-Rahman, Qawi)
Harris, Ryon (Boyd, Matthew Christopher)
King, Marquise A. (Szanto, Jules Norris)
Lewis, Jerome (Def. Assoc.)
Wright, Michael (Def. Assoc.)

Room 802—CLEMONS, J.

Ly, Coong M. (McMahon, John J. Jr.)

Room 804—SAWYER, J.

Allen, Isiah A. (Def. Assoc.)
Boyd, Markese (Auspitz, Charles)
Calloway, Yasir (Savino, Louis Theodore Jr.)
Carrion-flores, Ociris (Def. Assoc.)
Gonzalez, Manuel (Def. Assoc.)
Holland, James (Def. Assoc.)
Howard, Damon (Def. Assoc.)
Jones, Ricky (Coleman, Thomas Francis)
Lewis, Jamire (Def. Assoc.)
Lewis, Jermel (Def. Assoc.)
Lyon, Howard (Def. Assoc.)
Mcbride, Tyrese (Def. Assoc.)
Ocasio, Elias (Def. Assoc.)
Peart, Milton (Walker, John Robert)
Powell, Jamal (Abdul Rahman, Qawi)
Ramos, Justin (McCrae, Kendra Ilene)
Scott, Jewel (Def. Assoc.)
Shabazz, Assamad (Nenner, David Scott)
Sharpe, Elijah (Def. Assoc.)
Torres, Alexander (Def. Assoc.)
Wilson, Nicole M. (Jalon, Andres)

Room 805—EISENHOWER, J.

Allen, Jhalil (Sanita, Amato T.)
Allen, Knoise (Sigman, Scott Philip)
Andrews, Oronda A. (Def. Assoc.)
Bagley, Kysir (Def. Assoc.)
Bates, Leonard (Def. Assoc.)
Bowen, Lanette Marie
Brooks, Jerome W. (Def. Assoc.)
Brown, Shawn (Copoulos, Mark)
Brown, Shawn M. (Def. Assoc.)
Calloway, Kevin (Def. Assoc.)
Chisolm, Alonzo K. (Martino, Andre)
Clark, Michael (Def. Assoc.)
Collins, Anthony (Def. Assoc.)
Collins, Anthony T. (Def. Assoc.)
Colman, Lamar (Def. Assoc.)
Coyle, James (Def. Assoc.)
Doe, John (Def. Assoc.)
Fanning, James A. (Def. Assoc.)
Fanning, James A. (Def. Assoc.)
Fannong, James A. (Def. Assoc.)
Fletcher, Nahjir
Furgess, Emmanuel
Gilbert, Jessica (Def. Assoc.)
Gilbert, Jessica R. (Shaffer, Zachary Cryder)
Gordon, Crystal (Def. Assoc.)
Hall, David L.
Haynes, Christina
Hinton-sutton, Keyeria
Hooks, Diamond P. (Def. Assoc.)
Malcolm, Jonathan (Def. Assoc.)
Mcdermott, Robert
Mcgarrrity, Joseph (Def. Assoc.)
Medina, Juan (Def. Assoc.)
Murrell, Antonio (Def. Assoc.)
Nash, Sean (Def. Assoc.)
Nolan, Patrick (Def. Assoc.)
Randells, Tyrone (Def. Assoc.)
Shaquille, Wade (Def. Assoc.)
Stewart, Shomari (Def. Assoc.)
Summers, Eric (Def. Assoc.)
Summers, Eric A. (Def. Assoc.)
Thomas, Ashley (Def. Assoc.)
Walker, Tyshawn
White, Darrin

Whitelock, Edward
Young, Sabreea (Def. Assoc.)

Room 807—ANHALT, J.

Badzob, Naty (Schultz, Joseph Todd)
Gonzalez, Daniel (Def. Assoc.)
Hall, Markel (Albourn, Samuel)
Lewis, Thomas (Def. Assoc.)

Room 901—SCHULTZ, J.

Beasley, Neal (Page, Shawn Kendrick Sr.)
Carr, Aliak (Page, Shawn Kendrick Sr.)
Chavis, Marquis (Nascimento, Lucas Tavares)
Curry, Aaron (Boyd, Matthew Christopher)
Esposito, Phillip (Def. Assoc.)
Ramirez, Alex (Coleman, Joseph L.)
Taylor, Chae (Def. Assoc.)
Whittington, Dominicke (Link, Robert Patrick)
Wilson, Rashiem (Fiore, Todd R.)

Room 904—ROSS, J.

Carlton, Omar (Def. Assoc.)
Foreman, Samuel (Def. Assoc.)
Hall, Sincere (Mills, Donte Omar)
Lilly, Richard (Def. Assoc.)
Miller, Shamar (Osei, Nana Yaw Adom)
Quinonez, Alberto (Def. Assoc.)
Scott, Mark Percy P (Def. Assoc.)
Tribble, Malik (Def. Assoc.)
Vazquez, Edwin (Def. Assoc.)
Williams, Marcus (Shaw, Brianna Corine)

Room 907—O'KEEFE, J.

Crump, Brenda (Savino, Louis)
Pisano, Rachel A. (Peruto, A. Charles Jr.)
Venable, Rokeam D. (Tarpey, Timothy J.)

Room 908—BRANDEIS- ROMAN, J.

Bernard, Nelson (Goodman, Leon Dominic)
Yip, Kevin (Page, Shawn Kendrick Sr.)

Room 1001—DICLAUDIO, J.

Baxter, Arnel J. (Cooley, Craig Mitchell)
Brown, Kevin (Def. Assoc.)
Brunson, Dwayne (Javie, Jason David)
Brunson, William (Bozzelli, Lawrence J.)
Capers, Donald (Brown, Jerome Michael)
Gonzales, David (Def. Assoc.)
Jones, Michael (Foster, Venus)
Leaner, Eric L. (Dolfman, Douglas Lee)
Madison, Carlos (Love, William Allan)
Rouse, Devin (Rashatwar, Rupalee)
White, Christine K. (Def. Assoc.)
Williams, Kevin (Def. Assoc.)

Room 1002—TAYLOR- SMITH, J.

Alade, Darren (Sigman, Scott Philip)
Hill, Dezaray (Def. Assoc.)
Hill, Domonic J. (Walker, John Robert)
Hill, Tiffany (Stein, Gerald A.)
Jefferson, Henry (Sigman, Scott Philip)
Lopez, Christian (Def. Assoc.)
Mespadden, Romello E. (Def. Assoc.)

Room 1005—BRYANT- POWELL, J.

Betz, David (Def. Assoc.)
Bryant, Joseph (Def. Assoc.)
Camacho, Jackline (Def. Assoc.)
Dennis, Derrick (Def. Assoc.)
Gateward, Jamean D. (Walker, John Robert)
Green, Brantley (Def. Assoc.)
Harper, Sherita (Def. Assoc.)
Hinnant, Ivan (Def. Assoc.)
Kramer, Kevin (Def. Assoc.)
Lewis, Alado (Def. Assoc.)
Lewis, Aladu (Def. Assoc.)
Lopez, Jorge (Def. Assoc.)
Mason, Marcus (Def. Assoc.)
Medina, Deyanica (Def. Assoc.)
Negrón, Edgardo (Def. Assoc.)
Ocasio, Rafael (PUBLIC DEFENDER)
Pacheco, Ramon (Def. Assoc.)
Porter, Cedric (Def. Assoc.)
Santa, Teresa (Def. Assoc.)
Stewart, Stanley (Def. Assoc.)
Streepner, Michael (Def. Assoc.)

Room 1008—KYRIAKAKIS, J.

Chamberlain, Mark (Def. Assoc.)
Cox-fluellen, Tymeer (Def. Assoc.)
Czyzewski, Jonathan R. (Sigman, Scott Philip)
Dennis, Frederick L. (Def. Assoc.)
Fernandez-valdez, Victor (Levin, Andrew Joseph)

Fields, John (Tinari, Eugene P.)
Gallishaw, Alexis (Azzarano, Jeffrey)
Johnston, Ty-heem (Def. Assoc.)
Kemp, Eligh H. (Def. Assoc.)
Khoury, Nadin (Boyd, Matthew Christopher)
Lynner, Charles (McGarrigle, Daniel Anthony)
Morton, Kelvin (Def. Assoc.)
Orr, Darrin (Def. Assoc.)
Page, Tito (Tinari, Eugene P.)
Peguero, Eric (Bowers, Peter C.)
Ridgeway, Zariq (DEFENDER ASSOCIATION)
Robinson, Clinton (Bozzelli, Lawrence J.)
Taner, Rahiem (Coleman, Joseph L.)
Thomas, Jason (Def. Assoc.)
Thomas, Ticquarn (Def. Assoc.)
Wallace, Courtney (Def. Assoc.)
Wylie, Darrell (Capek, Justin Charles)

Room 1101—S. JOHNSON, J.

Cheatham, Haneef B. (Def. Assoc.)
Cruz, Rafael (Sigman, Scott Philip)
Locke, William (Def. Assoc.)
Ortiz, Marcos I. (Fiore, Todd R.)

Room 1102—COVINGTON, J.

Hamilton, Amir (Sigman, Scott Philip)

Room 1104-ARRAIGNMENTS

Adams, Diane (Coleman, Joseph L.)
Adams, Ian (Fioravanti, Michelle A.)
Almeida, Paulo M. (Def. Assoc.)
Barohna, Emanuel (Def. Assoc.)
Batista, Lucas (Cameron, Angelo Leroy)
Bonner, Zymir (Def. Assoc.)
Brittingham, Jenaya (Def. Assoc.)
Brooks, Keenan (Def. Assoc.)
Carr, Justin R. (Def. Assoc.)
Collins, Thomas F. (Levin, Andrew Joseph)
Cruz, Malik (Def. Assoc.)
Davis, Tawanda M. (Szanto, Jules Norris)
Dejesus-jimenez, Giovanni (Def. Assoc.)
Delorbe, Josue (Silver, Gary Scott)

Dixon, Hikeem (Def. Assoc.)

Ealy, Benita (Def. Assoc.)
Edens, Jerome (Diamondstein, Michael Jay)
Ellison, Brian D. (Def. Assoc.)
Forte, Michael (Def. Assoc.)
Gant, Abdul R. (Johnson, Shaka Mzee)
Garcia, Giordano (Giuliani, Richard J.)
Garcia-perez, AuDean (Parkinson, Michael Patrick)

Giddings, Cathleen (Walker, John Robert)
Griffin, Jermaine (Def. Assoc.)
Harvey, Karim K. (Hueston, Colin Richard)
Holmes, Darrell (Def. Assoc.)
Howard, Gino (Thompson, Lopez Tyrone)
Jones, Tyree (Def. Assoc.)
Lackey, Tymir (Petrona, Anthony J.)
Manrique, Leiber (Pagano, Gregory Joseph)
Matthews, Jashaun (Gessner, Scott)
Mccrory, John (Kelly, Joseph Kevin)
Morris, Dawud (Shaw, Brianna Corine)
Nesmith, Taylor (Def. Assoc.)
Peterson, Dominique (Kramer, Max Gerson)
Qualls, Quadir (Meehan, Edward C. Jr.)
Reid, Charmaine (Consadene, Jonathan D.)
Rodriguez, Kiheem (Def. Assoc.)
Santiago-chacker, Glorivee P. (Parkinson, Michael Patrick)
Smith, Aaron (Def. Assoc.)
Sullivan, Rasheed (Seay, Geoffrey Vincent)
Sutton, James (Def. Assoc.)
Thompson, Anthony (Link, Robert Patrick)
Thompson, Donovan (Def. Assoc.)
Townsend, Marcus (Chisholm, Donald II)
Truesdale, Randy (Def. Assoc.)
Watson, Vincent (Def. Assoc.)

Room 1108—CIANFRANI, J.

Bush, Clifton (Def. Assoc.)
Dennis, Jonathan (Parkinson, Michael Patrick)
Gonzalez, Miguel (Def. Assoc.)
Hines, Eric (Coleman, Joseph L.)
Johnson, Troy (Def. Assoc.)
Stinson, Harold (Def. Assoc.)
Vazquez-cepeda, Manuel (Szanto, Jules Norris)

CRIMINAL TRIAL DIVISION

TUESDAY, AUGUST 27, 2024

Room 502—COYLE, J.

Robinson, Willie Lee L. (Love, William Allan)
Teagle, Imiear (Humble, Brian Francis)
Torres, Steven (Cameron, Angelo Leroy)

Room 505—PALUMBO, J.

Adams, Risine (Def. Assoc.)
Adams, Talib I. (Abdul-Rahman, Qawi)
Brogdon, Nasir (Def. Assoc.)
Cooper, Khadeem (Def. Assoc.)
Fletcher, Shamone (Def. Assoc.)
Leon, Jesus (Walker, David Michael)
Leon, Jesus G. (Walker, David Michael)
Lese, Mark (Def. Assoc.)
Lese, Mark A. (Def. Assoc.)
Myers, Alexander (Def. Assoc.)
Paramore, Andrew (Def. Assoc.)
Rollerson, Timothy (Def. Assoc.)
Sanders, Nasir (Sigman, Scott Philip)
Vega, Edwin (Def. Assoc.)

Room 507—MCDERMOTT, J.

Alston, Anthony (Dimairo, Paul Michael)
Banks, Rasheed (Dolfman, Douglas Lee)
Black, Yahaair (Def. Assoc.)
Butler-quinn, Trey (Coleman, Joseph L.)
Drayton, Tiffany (Page, Shawn Kendrick Sr.)
Fletcher, Troy (Snyder, Marni Jo)
Goard, Zakee A. (Coleman, Joseph L.)
Gray, Briaheem (Cameron, Angelo Leroy)
Huynh, Steven (Def. Assoc.)
Jennings, Arthur (Def. Assoc.)
Johnson, Temaj (Chisholm, Walter C.)
Lee, Carmichael (Def. Assoc.)
Lennon, Taj (Def. Assoc.)
Miller, Keeynan (Def. Assoc.)
Mills, Kleire (Def. Assoc.)
Nelly, Bryce (Def. Assoc.)
Nelson, Tyleek (Osei, Nana Yaw Adom)
Sawane, Abdulaye (Def. Assoc.)
Souza, Danyel (Def. Assoc.)
Taylor, Shandel (McDermott, Michael I.)
Tillery, Kymer (O'Donnell, Joseph H. Jr.)

Room 605—BROWN, J.

Bermudez, Joshua (Def. Assoc.)
Berry, Justin (Def. Assoc.)
Bundrage, Alicia (Def. Assoc.)
Burke, Tyrone (Def. Assoc.)
Colon, Raul (Def. Assoc.)
Corredor, Jose (Def. Assoc.)
Corredor, Luis (Parkinson, Michael Patrick)
Cruz, Jonathan (Def. Assoc.)
Curry, Angela (Def. Assoc.)
Ellis, Omar (Def. Assoc.)
Fernandez, Anselmo (Def. Assoc.)
Francisco, Anderson (Def. Assoc.)
Frederique, Jarvis
Jeune, Jayden M. (Def. Assoc.)
Johnson, Hakeem (Def. Assoc.)
Jordan, Saniyeah N. (Def. Assoc.)
Lang, John (Def. Assoc.)
Mccallister, Khyshier (Def. Assoc.)
Mccloud, Clifford R. (Def. Assoc.)
Mitchell, Nathan (Def. Assoc.)
Moses, Janiyah (Def. Assoc.)
Nazario, Luis (Def. Assoc.)
Pagan-velez, Walberto (Def. Assoc.)
Pierre, Christopher E. (Def. Assoc.)
Purnell, Paul (Def. Assoc.)
Rivera, Hector (Def. Assoc.)
Rivera, Rafael (Def. Assoc.)
Rodriguez, Luis O. (Def. Assoc.)
Smith, Dawyne (Def. Assoc.)
Smithjohnson, Nikia (Def. Assoc.)
Soto, Edgar (Def. Assoc.)
Torres, Christian (Maran, Mary Therese)
Towles, Eric (Def. Assoc.)
Velez, Isaiah (Def. Assoc.)
Venziale, William (Def. Assoc.)
Warner, Jihad (Def. Assoc.)
Wilson, Eugene (Def. Assoc.)

Room 702—HANGLEY, J.

Jackson, Rodney (Sanita, Amato T.)
Johnson, Tyriq A. (Def. Assoc.)
Malloy, Toby L. (Def. Assoc.)

Richardson, Brandon A. (Boyd, Matthew Christopher)

Room 704—YU, J.

Acosta-mejia, Wilfredo (Def. Assoc.)
Allen, Keith (Def. Assoc.)
Brown, Edward (Abdul-Rahman, Qawi)
Cooper, Hakime (Def. Assoc.)
Cruel, Emmanuel (Dolfman, Douglas Lee)
Dabich, Nicholas (Sigman, Scott Philip)
Diaz, Damani (Sigman, Scott Philip)
Edwin, Eric (Kelly, Joseph Kevin)
Foreman, Timothy (Def. Assoc.)
Howard, Timothy (Def. Assoc.)
Howard, Tyreek (Sobel, Jonathan J.)
Jenkins-johnson, Shamar (McLaughlin, Brandi L.)
Johnson, Charles (Humble, Brian Francis)
Jones, Malik (Albourn, Samuel)
Kuneck, Jonathan (Def. Assoc.)
Lanier, Shaquil (Link, Robert Patrick)
Rivera, Anthony (Stenson, Derek Alan)
Rivera-dejesus, Jonathan (Savino, Louis Theodore Jr.)
Santiago, Anthony (Def. Assoc.)
Velazquez, Juan (O'Connor, Lawrence J. Jr.)
Virelli, Stephen (Def. Assoc.)
Wells, Japheth (Foster, Edward Joseph)
Wright, Tarrance (Def. Assoc.)

Room 705—WILLIAMS, J.

Berry, Ramone (Def. Assoc.)
Carvell, Thomas (Def. Assoc.)
Gonzalez, Harry (Def. Assoc.)
Gonzalez, Ramon (Def. Assoc.)
Hall, Philip (Def. Assoc.)
Harrison, Shawn (Kramer, Max Gerson)
Lomas, Manuel (Savino, Louis)
Martinez, Jose (McCrae, Kendra Ilene)
Mateo, Ramon (Def. Assoc.)
Ortiz, Nateirah (Def. Assoc.)
Perry, Michael (Def. Assoc.)
Sweet, Malik (Sigman, Scott Philip)
Williams, Naheem (Def. Assoc.)
Williford, David (Present, Eliot B.)

Room 708—LIGHTSEY, J.

Alamo, Eric (Narcisi, Laurence Anthony III)
Barnhill-thomas, Kyieem (Meehan, Edward C. Jr.)
Mcpheerson, Richard (McMahon, John J. Jr.)
Mobley, James (McCaul, John Francis)
Watford, Tahreik (Amoriello, Gina A.)

Room 801—GIBBS, J.

Carter, Tyson (Boyd, Matthew Christopher)
Felts, Terrel (Petrona, Anthony J.)
Fuentes, Matthew A. (Capek, Justin Charles)
Hunte, Earl (Dolfman, Douglas Lee)
Timbers, Dasir (Marsh, James T.)
Torres, Armonie A. (Clemens, Thomas C.)
Washington, Tyriq (Kadish, Jason Christopher)
White, Richard (Def. Assoc.)

Room 804—SAWYER, J.

Brightman, Lidell (Altschuler, Jonathan R.)
Brown, Tyreid (Def. Assoc.)
Christian, Aaron (Keenheel, Mark S.)
Dabo, Abdoul (Petrona, Anthony J.)
Davis, Ronald (Silver, Gary Scott)
Graham, Blake C. (Alva, Jeremy-Evan)
Haith, Nakita (Def. Assoc.)
Martinez, Angel (Mann, Jessica Consuela)
Papiro, Jeffrey S. (Dippipo, Gregory P.)
Porter, Quadir (Def. Assoc.)
Shynes, Cecil (Def. Assoc.)
Soto Santiago, Antonio (Tarpey, Timothy J.)
Thomas, Jesse (Def. Assoc.)
Valerio, John (Def. Assoc.)
Wiles, Demetrius (Def. Assoc.)

Room 805—EISENHOWER, J.

\$278.00 Usd
\$404.00 Usd
Adams, Jonathan
Anderson, Marcus (Def. Assoc.)
Banks, Malik
Benito-trinidad, Jonathan M.
Blackshear, Nicholas
Brockington, Kwadir A. (Elmore, Berto M.)
Buckery, Shakeyah
Carroll, Dawud
Collazo, Angel
Crisostomo, Jose (Tarpey, Timothy J.)
Davalos, Anthony M. (Def. Assoc.)
De Shields, Michael
Dejesus, Ricardo (Def. Assoc.)
Diaz, Joshua
Dixon, Orrin
Doe, Jane (Def. Assoc.)
Dougherty, Raheem (Def. Assoc.)
Edwards, Stephanie (Def. Assoc.)
Edwards, Stephanie R. (Greenblatt, Ronald)
Evans, Shakira
Farinacci-vega, Raphael
Fickling, Rashad
Fountain, Theodore
Gaillard, Raheem (Def. Assoc.)
Garay, Joshua
Gary Robert, Gary Robert (Ackerman, Julie Owsik)
Gutierrez, Juan
Haynes, Roy (Def. Assoc.)
Iezzi, David (Def. Assoc.)
Kennedy, Valade
Kettor, Mark
Lewis, Naquan
Logiovino, Richard (Def. Assoc.)
Long, Quamirah (Def. Assoc.)
Madera, Noe
Mconico, Jalen
Mcnary, T-micka (Def. Assoc.)
Moore, Michael (Def. Assoc.)
Mosquea, Christina
Munguia, Oliver
Parker, Kevin
Quetell-ramirez, Larry
Quinones, Jerry
Quintana, Christian
Randall, Anthony (Def. Assoc.)
Rayfield, Calvin
Robinson, Shanear
Rohena, Joseph
Russell, James T.
Siler, Herbert Jr.
Soto, Salcedo
Stephens, Nasir (Def. Assoc.)
Stephenson, Leonard (Dolfman, Douglas Lee)
Stewart, Jahsir

Tull, Aziah
Vargas, Samuel (Def. Assoc.)
Voci, Daren G. (Pagano, Gregory Joseph)
Williams, Alan
Wilson, Tyser (Def. Assoc.)
Wood, Darnell R. (Svoboda-Kindle, Katherine Joan)
Zidor, Michael

Room 901—SCHULTZ, J.

Luckey, Anthony (Def. Assoc.)
Pena-mira, Jorge (Tinari, Nino V.)
Tejada, Jean (Brown, Tobias Hamal)
Tyler, Maleek (Sigman, Scott Philip)

Room 904—ROSS, J.

Abner, Anthony (Def. Assoc.)
Butts, Raheem (Def. Assoc.)
Green, Markieth (Nascimento, Lucas Tavares)
Harlem, Jeffrey (Foster, Edward Joseph)
Newsome, Shamir (Def. Assoc.)
Rader, Melissa (Bahuriak, David Stephen Jr.)
White, Deshon (Def. Assoc.)
Williams, Jashua (Def. Assoc.)

Room 905—SHAFFER, J.

Abbott, Ian (Davis, William McFadden)
Armstrong, Nasigh A. (Def. Assoc.)
Benton, Marc (Def. Assoc.)
Blue-watson, Tashiyim (Capek, Justin Charles)
Brown, Samir (Abdul-Rahman, Qawi)
Burton, Alvin (Def. Assoc.)
Dacosta, Antonio J. (Def. Assoc.)
Echevarria, Marcos (Coleman, Joseph L.)
Flowers, Ronald N. (Def. Assoc.)
Frazier, Kyree (Def. Assoc.)
Garay, Juan (Def. Assoc.)
Hall, Jamie (Def. Assoc.)
Hayes, Julian Q. (Def. Assoc.)
Hennesy, Mickey (McGarrigle, Daniel Anthony)
Holmes, Maurice (Godshall, Anthony Francis)
Jennings, Amir T. (Def. Assoc.)
Johnson, Frank (Def. Assoc.)
Jones, Kevin C. (Def. Assoc.)
Jonyer, Shaheed (Def. Assoc.)
Kelsey, Tyrone (Def. Assoc.)
Kirven, Janiyah (Meenan, Conor Liam)
Lebron, Hiram (Szanto, Jules Norris)
Lowe, Christopher (Def. Assoc.)
Lynch, Antwaine R. (Adams, Mark Wayne Franklin)
Maldonado, Jose (Def. Assoc.)
Mckenna, Leo (Def. Assoc.)
Moore, Ralph (Def. Assoc.)
Murrell, Antonio (Def. Assoc.)
Nelson, Yasmine (Def. Assoc.)
Nyanti, Calvin D. (Trimble, Robert Eugene)
Parkhomchuk, Mikhail (Def. Assoc.)
Poindexter, Carl (Def. Assoc.)
Robinson, Rakiem A. (Def. Assoc.)
Smith-ruffin, Nasir K. (Def. Assoc.)
Tomplkins, Frank (Def. Assoc.)
Walton, Michael (Def. Assoc.)
Watkins, Corey (Def. Assoc.)
Williamson, Elaine E. (Nascimento, Lucas Tavares)
Woodson, Zyaira S. (Gamburg, Robert Marc)
Wright, Dorian (Kramer, Max Gerson)
Yarbrough, Shawn M. (D'Intino, John Louis Jr.)
Young, Kerry (Def. Assoc.)

Room 907—O'KEEFE, J.

Bell, Montana (O'Hanlon, Stephen Thomas)
Driver, Stephen (Savino, Louis Theodore Jr.)
Driver, Stephen L. (Savino, Louis Theodore Jr.)
Easley, Malik (Meehan, Edward C. Jr.)
Kunjappanjoy, Prince (Johnson, Shaka Mzee)
Powell, Bilalal (Mossler, Todd Michael)
Santana, Anthony (Clemens, Thomas C.)
Velez, Jose (O'Hanlon, Stephen Thomas)
Williams, Jerome (Foster, Edward Joseph)

Room 908—BRANDEIS- ROMAN, J.

Clark-harrison, Antwaine (Yacoubian, George Setrag Jr.)
Gonzalez, Jose (Petrona, Anthony J.)
Hodum, Donald (Yacoubian, George Setrag Jr.)
Kelly, Monica (George, Henry Jr.)
Young, Eric (Osei, Nana Yaw Adom)

Room 1001—DICLAUDIO, J.

Buchanan, Justin (Mossler, Todd Michael)
Dickson, David W. (Merrigan, Jennifer Allison)
Dockery, Ricky (Petrona, Anthony J.)
Eberhart, Elliott (Cigainero, Margeaux Kelly)
Ferguson, Dashane (Bozzelli, Lawrence J.)
Gaffney, Ryan (Levin, Peter Alan)
Green, Dante (O'Hanlon, Stephen Thomas)
Hawkins, Raymond H. (Walker, David Michael)
Irving, Oren (Def. Assoc.)
Irving, Oren D. (Def. Assoc.)
Jacobs, Jayvon (Levin, Peter Alan)
Joseph, Otis (Hughes, Evan T. L.)
Joseph, Otis L. (Hughes, Evan T. L.)
Lane, Khahi (Pomerantz, Michael D.)
Lark, Robert (Turner, Alexandre Neuerburg)
Mays, William (Browning, Deon Basheer)
Mcallister, Kyeif (Def. Assoc.)
Mohammed, Kyseem (Def. Assoc.)
Nedab, Ernest (McDuffy, Herbert Jr.)
Rodriguez, Luis D. (Brown, Jerome Michael)
Rollins, Anthony (Humble, Brian Francis)
Sample, James (Himebaugh, Teri B.)
Sampson, Kareem (Brown, Jerome Michael)
Small, Jermaine A. (Turner, Dennis Irwin)
Stewart, Mark (Def. Assoc.)

Room 1002—TAYLOR- SMITH, J.

Adams, Byron (Def. Assoc.)
Butler-lambert, Rick (Boyd, Matthew Christopher)
Clinkscale, Frank (Tinari, Eugene P.)
Jackson, Zaire (Tinari, Eugene P.)
Knight, Albert (Coleman, Joseph L.)
Redding, Rahmir (Walker, David Michael)
Thomas, Rahmir (Def. Assoc.)
Webster, Douglas (Def. Assoc.)

Room 1004—GAGNON I HEARINGS

Acosta-vargas, Wascar A. (Def. Assoc.)
Bennett, Eric (Def. Assoc.)
Carrillo, Marta J. (Sullivan, Matthew Francis)
Centeno, Hector (Trimble, Robert Eugene)
Douglas, Hysheene K. (Def. Assoc.)
Dukes, Syd (Def. Assoc.)

Dykes, Aaron (Link, Robert Patrick)
Evans, Antonio (Def. Assoc.)
Faulkner, Kenneth (Def. Assoc.)
Gonzalez, Jaziel (Def. Assoc.)
Gray, Quadir (Def. Assoc.)
Jackson, Dana (Def. Assoc.)
Johnson, Raymond (Def. Assoc.)
Lacey, Andre (Stein, Gerald A.)
Lopez, Janitza (Def. Assoc.)
Mack, Norall (Def. Assoc.)
Mack, Norall S. (Def. Assoc.)
Moorer, Nicholas (Greenblatt, Ronald)
Rodriguez, Ivan (Def. Assoc.)
Saez, Marquise (Capek, Justin Charles)
Sierra, Salatier (Def. Assoc.)
Spohn, Andrew C. (Def. Assoc.)

Room 1005—BRYANT- POWELL, J.

Abdus-samad, Mujahid (Mischak, David B.)
Arroyo, Martin (Sanita, Amato T.)
Barr, Kyheir (Def. Assoc.)
Berenguer, Natasha (Def. Assoc.)
Bethune, Robert (Def. Assoc.)
Boykin, Richard (Abdul-Rahman, Qawi)
Butler, Enoch (Fioravanti, Michelle A.)
Cadora, Kwane (Def. Assoc.)
Carsin, Melvin (O'Donnell, Joseph H. Jr.)
Carter, Niam (Def. Assoc.)
Connor, Desean (Def. Assoc.)
Cook, Makell (Def. Assoc.)
Culbret, Leona (Def. Assoc.)
Davis, Jerry (Fitzgerald, Joshua Bradley)
Denoyer, Davidson (Def. Assoc.)
Dixon, Saheim (Def. Assoc.)
Drummond, Terrell (Davis, William McFadden)
Duff, Michael (Def. Assoc.)
Fahy, David (Def. Assoc.)
Frazier, Maleek (Def. Assoc.)
Gaudin-knight, Trevor (Def. Assoc.)
Gilbert, Tyshean (Def. Assoc.)
Glover, Zaair (Def. Assoc.)
Griffin, Rodney (Mann, Jessica Consuela)
Harris, Jahlil (Meenan, Conor Liam)
Hester, Karl (Def. Assoc.)
Howard, Kaim (Def. Assoc.)
Jacobs, Aamir D. (Dimairo, Paul Michael)
Jenkins, Melvin (Def. Assoc.)
Johnson, Anthony (Coleman, Joseph L.)
Johnson, Antonio (Def. Assoc.)
Johnson-mason, Malaki (Def. Assoc.)
Jordan, Quaran (Def. Assoc.)
Knox-schenck, Nafiysh (Link, Robert Patrick)
Lewis, Gregory (Stenson, Derek Alan)
Mckenna, Kaitlin (Def. Assoc.)
Muhammad, Karim S. (Alva, Jeremy Evan)
Norwood, James (Def. Assoc.)
Payne, Sean (Piccarreto, Marisa Anne)
Pinacle, Yahir (Walker, John Robert)
Rivera, Jacob (Def. Assoc.)
Robertson, Christopher
Scott, Sharon (Def. Assoc.)
Shelby, Maurice (Def. Assoc.)
Smith, Miles (Walker, John Robert)
Smith, Nafis (Def. Assoc.)
Taylor, Asiyah N. (Def. Assoc.)
Thomas, Terrell (Def. Assoc.)
Thompson, Jabri (Def. Assoc.)
Velez, Sonia (Kenny, Thomas)
Wade, Deonte (Shaw, Brianna Corine)

Room 1008—KYRIAKAKIS, J.

Frierson, Warren B. (Consadene, Jonathan D.)
Hamilton, Ivy (Def. Assoc.)
Mason, Dennis L. (Consadene, Jonathan D.)
Ortiz, Jose (Def. Assoc.)
Plummer, Thomas L. (Mischak, David B.)
Romanowski, Louis (Johnson, Shaka Mzee)

Room 1102—COVINGTON, J.

Williams, Christopher (Kadish, Jason Christopher)

Room 1104-ARRAIGNMENTS

Albury, Niar V. (Def. Assoc.)
Alequin, Wilson (Def. Assoc.)
Arce, Nelson (Lorusso, Vincent M.)
Bates, Joel (Def. Assoc.)
Brian, Devin (Fiore, Todd R.)
Castro, Justice (Levin, Andrew Joseph)
Cuthbert, Timothy (Def. Assoc.)
Cuthbert, Timothy J. (Def. Assoc.)
Davis, Marcus (Def. Assoc.)
Diaz, Robert (Def. Assoc.)
Garcia-santana, Luis (Auspitz, Charles)
Gavi, Sean E. (Johnson, Shaka Mzee)
Gilmore, Gerald W. (Walker, John Robert)
Gutzmore, Darren (Def. Assoc.)
Heyward, Dahmir (Goldstein, Zak Taylor)
Johnson, Amir (Def. Assoc.)
Johnson, John (Def. Assoc.)
Johnson-dunson, Shamir (O'Donnell, Joseph H. Jr.)
Kearney, Marcus (Kenny, Thomas)
Knox, Kareem (Fishman, Brian M.)
Mccleese, Sean (Def. Assoc.)
Mcknight, William (Def. Assoc.)
Muhammad, Lacosta A. (Def. Assoc.)
Nunez, Angel (Kadish, Jason Christopher)
Pacheco, Ramon (Def. Assoc.)
Petty, Deshannon (Szanto, Jules Norris)
Quintoyia, Young (Def. Assoc.)
Rawls, Lenton (Def. Assoc.)
Robinson, Amir (Birley, Kevin Thomas)
Rodriguez, Carlos (Def. Assoc.)
Ruff, Robert (Def. Assoc.)
Sanders, Derry (Def. Assoc.)
Sanders, Nasir T. (Def. Assoc.)
Starks, Emanuel (Humble, Brian Francis)
Sumpter, Rafiq J. (Auspitz, Charles)
Thompson, Henry (Def. Assoc.)
Webb, Lashenna (Piccarreto, Marisa Anne)
Williams, Tiheem (Petrona, Anthony J.)
Williams-clark, Troy (Sanita, Amato T.)
Wilson, James B. (Server, Gary Sanford)
Zaccaria, Steven (Def. Assoc.)

Room 1105—SHREEVES- JOHN, J.

Flanders, Dante (Def. Assoc.)
Flanders, Dante N. (Def. Assoc.)
Mulvenna, Kenneth (Def. Assoc.)
Richardson, Carl (Def. Assoc.)
Richardson, Carl Tyrone (Def. Assoc.)
Rowe, Ronald (Diclaudio, Scott)
Rowe, Ronald L.
Schofield, Richard (Def. Assoc.)

Skinner, Ata (Def. Assoc.)

Room 1108—CIANFRANI, J.
Boone, Anthony (Rodgers, Adam J.)
Conde, Edwin (Piccarreto, Marisa Anne)
Orsini, Moses (Chisholm, Walter C.)

MUNICIPAL COURT

CIVIL LISTINGS

MONDAY, AUGUST 26, 2024

2—YORGEY-GIRDY, J.

9:15 A.M.

1 LVNV FUNDING LLC v. TRITZ

3—COLEMAN, J.

8:45 A.M.

1 Hilltop Crescent LP v. Clowney
3 NEIGHBORHOOD PRESERVATION AND DEVELOPMENT FUND v. BLAKE
4 ACADEMIA SUITES LP v. KEE
5 2106 N PERCEY LLC v. BAMIGBAY
6 6300 MAGNOLIA LLC v. GOODWYN
7 MRAE Investments LLC v. Redd
8 SILBERMAN v. SILBERMAN
9 DUVAL MANOR ASSOCIATES v. ROBINSON
10 THE MANAYUNK HOLDINGS GROUP LLC v. SPONBURGH
11 BLU REALTY 2 LLC v. FRAZIER
13 Overbrook Tower LP v. Richardson
14 Overbrook Tower LP v. Alfaro
15 Aspen Village Holdings LLC v. Wilcox
16 Es Mascher v. Miller
17 DFH REGENCY LLC v. Davenport
18 Aspen Village Holdings LLC v. Davis
19 CA 14 Properties LLC v. Causey
20 Alexander v. Vann
21 LDC Realty LLC v. HENRY
22 LDC Realty II, LLC v. LAWRENCE
23 Richmond Square Associates v. Williams
24 Sandhu v. Wilson
25 Lola Capital Investments LLC v. Thomas
26 Goorin LLC v. Ellis
27 3413-15 Frankford Ave v. Kitchen
28 Paige v. Washington
29 JEN KIM 2020 REVOCABLE TRUST v. PALAZZO
30 HERRERA v. ROSARIO SANTOS
31 Menawonu v. Khafilat
32 CAIN v. MOORE
33 Silver Street Ventures LLC v. Allen
34 Chartock v. Traore
35 LIBERATUS PA GROUP LLC v. MARTINEZ-BLACK
36 WILKERSON v. BROWN

9 A.M.

1 GSD 7 Realty, LLC v. Chambers
2 KEARSLEY ESTATES LP v. Young
3 LIBERTY CROSSING 2012 LP v. CUMMINGS

12:45 P.M.

1 Singhal v. Moble
2 Rad Diversified REIT v. Hughes
3 Raye v. Freeman
4 Delancey Holdings v. WILLIAMS
5 Downing Jackson LLC v. CLERFOND
6 Adams Run Holding Company LLC v. JOSIAH
7 Adams Run Holding Company LLC v. Rivera
8 Boota v. Pagan Velez
9 3927-21 Pine Street, LLC v. Traore
10 Venice Lofts Property Owner, LLC v. Schoolfield
11 ISS INVESTMENTS LLC v. ROGERS
12 TEMPLAREL LP v. ANSAH
13 BABINA ALLA GODIK ALEKSANDR v. HARDY
14 PENN MANOR APARTMENTS LP v. RIBOT
15 NGUYEN v. JBREN
16 ST. LAURENT 2020 LLC v. MANLEY
17 BLAKEMORE APTS 2006 LP v. MCNEIL
19 Jones v. Bennett
20 Presley v. Lupton
22 More Opportunities Real Estate LLC v. Nixon
23 WPRE II LP v. WYLIE
24 K&M BALA PTRS LP v. COBURN
25 Bell Town Properties LLC v. TATE
26 CM 401 LP v. DURNELL
27 Lotus Village Partners v. Willford
28 Philadelphia Housing Authority by managing agent S v. Rawls
29 Hilltop Crescent LP v. Weaver
30 BROAD OAK ASSOCIATES v. Moses
31 Singhal v. Gardner
32 Phillip v. Baez
33 The City School v. The Joshua Tree Learning Experience Inc
34 Rebecca v. Matthew
35 RIQUELMY v. 7500 ALGON AVENUE ASSOCIATES LP
37 Alexander v. Workforce Homes 3 LP

1 P.M.

1 6300 MAGNOLIA LLC v. TONEY-JACKSON
2 BECKETT GARDENS APARTMENTS II LP v. WALKER
3 Philadelphia Lotus 4 LLC v. CARTER
5 MMT Philly LLC v. Moten
6 LOTUS VILLAGE PARTNERS v. McCullough
7 Grant Gardens 2023 LLC v. Louis
8 KIM v. REEVES
9 ALI v. PADGETT

4—TO BE ASSIGNED

9 A.M.

1 City Of Phila.: Dept. Of L&I v. CVNS INVESTMENT GROUP LLC
2 City Of Phila.: Dept. Of L&I v. UNION LEAGUE OF PHILA
3 City Of Phila.: Dept. Of L&I v. KIM
4 City Of Phila.: Dept. Of L&I v. SHEVELEVA
5 City Of Phila.: Dept. Of L&I v. Brown
6 City Of Phila.: Dept. Of L&I v. PRESBYTERY OF PHILA
7 City Of Phila.: Dept. Of L&I v. COLEY

8 City Of Phila.: Dept. Of L&I v. LaSalle College
9 City Of Phila.: Dept. Of L&I v. EWELL
10 City Of Phila.: Dept. Of L&I v. GOLD STAR LIVING LLC
11 City Of Phila.: Dept. Of L&I v. Torres-Nazario
12 City Of Phila.: Dept. Of L&I v. 1530 ETTING LLC
13 City Of Phila.: Dept. Of L&I v. BOULWARE
14 City Of Phila.: Dept. Of L&I v. MCLAREN TALITHA
15 City Of Phila.: Dept. Of L&I v. GUTIERREZ PROPERTY INC
16 City Of Phila.: Dept. Of L&I v. FITWI
17 City Of Phila.: Dept. Of L&I v. MARTHA MARIA BREA BRAZOBAN
18 City Of Phila.: Dept. Of L&I v. REDD
19 City Of Phila.: Dept. Of L&I v. Sun
20 City Of Phila.: Dept. Of L&I v. Redd
21 City Of Phila.: Dept. Of L&I v. 1260 HOUSING DEVELOPMENT CORPORATION
22 City Of Phila.: Dept. Of L&I v. Harrington
23 City Of Phila.: Dept. Of L&I v. Overbrook Gardens Apts LLC

1 P.M.

1 City Of Phila.: Dept. Of L&I v. CRIME & PUNISHMENT HOLDINGS LLC
2 City Of Phila.: Dept. Of L&I v. WINDRIM MANOR APARTMENTS LLC
3 City Of Phila.: Dept. Of L&I v. WINDRIM MANOR APARTMENTS LLC
4 City Of Phila.: Dept. Of L&I v. CREASE-DYRE HOUSING DEVELOPMENT
5 City Of Phila.: Dept. Of L&I v. Presta
6 City Of Phila.: Dept. Of L&I v. 916 PINE ST ASSOCIATES

5—OSBORNE, J.

10 A.M.

2 CAPITAL ONE, N.A. v. WILLIAMS
3 LVNV FUNDING LLC v. SCERATI
4 LVNV FUNDING LLC v. AULT
5 LVNV FUNDING LLC v. MAM
6 Portfolio Recovery Associates, LLC v. Orlando
7 Portfolio Recovery Associates, LLC v. Dillon
8 Portfolio Recovery Associates, LLC v. Hall
10 Portfolio Recovery Associates, LLC v. Morillo
11 Portfolio Recovery Associates, LLC v. Navarro
14 Portfolio Recovery Associates, LLC v. Stanford
15 Portfolio Recovery Associates, LLC v. Barron
16 Portfolio Recovery Associates, LLC v. Gaffney
18 Portfolio Recovery Associates, LLC v. Stevenson
20 LVNV FUNDING, LLC v. RAMOS
21 LVNV FUNDING, LLC v. EL
22 LVNV FUNDING, LLC v. VEGA
23 LVNV FUNDING, LLC v. FIELDS
24 LVNV FUNDING, LLC v. SANCHEZ
25 LVNV FUNDING, LLC v. SANTANA
26 Synchrony Bank v. REID
27 LVNV FUNDING, LLC v. BEY
28 LVNV FUNDING, LLC v. MARTIN
29 LVNV FUNDING, LLC v. COPELAND
30 Synchrony Bank v. JOHNSON
31 LVNV FUNDING, LLC v. INGRAM
32 LVNV FUNDING, LLC v. JOHNSON
33 Synchrony Bank v. MCDERMOTT
34 LVNV FUNDING, LLC v. MAYRANT
35 Synchrony Bank v. EDOUARD
36 Synchrony Bank v. JIMENEZ
38 LVNV FUNDING, LLC v. CARRINGTON
39 LVNV FUNDING, LLC v. CLAITT
40 LVNV FUNDING, LLC v. SMITH
41 LVNV FUNDING, LLC v. COLON
42 Synchrony Bank v. SKIEF
43 TD BANK USA NA v. WESTBROOK
44 TD BANK USA NA v. SAMUEL
45 LVNV FUNDING, LLC v. BUTLER
46 LVNV FUNDING, LLC v. FELDER
47 Synchrony Bank v. BARONA
48 LVNV FUNDING, LLC v. WALLACE
49 TD Bank USA, N.A., as successor in interest to Tar v. SPITZ
50 LVNV FUNDING, LLC v. DUQUE
51 Synchrony Bank v. MARTINEZ
52 TD Bank USA, N.A., as successor in interest to Tar v. SANTIAGO
53 Synchrony Bank v. JOHNSON
54 LVNV FUNDING, LLC v. KEARSE
55 LVNV FUNDING, LLC v. BRUCE

1 P.M.

1 LVNV FUNDING, LLC v. DALEY
2 CITIBANK, N.A. v. TOUNKARA
3 LVNV FUNDING, LLC v. JONES
4 LVNV FUNDING, LLC v. BATISTA
5 LVNV FUNDING, LLC v. GRAY
6 CAPITAL ONE, N.A. v. NEVIN
7 PORTFOLIO RECOVERY ASSOCIATES, LLC v. SATULLO
8 UHG I LLC v. PLUVIOSE
9 UHG I LLC v. STEPHENS
11 Portfolio Recovery Associates, LLC v. Godio
12 Midland Credit Management, Inc. v. HILL
14 Portfolio Recovery Associates, LLC v. Haywoodbrown
15 Portfolio Recovery Associates, LLC v. Redrick
16 Portfolio Recovery Associates, LLC v. Reynolds
17 Portfolio Recovery Associates, LLC v. Tawam
18 Portfolio Recovery Associates, LLC v. Davis
20 Portfolio Recovery Associates, LLC v. Bell
21 Portfolio Recovery Associates, LLC v. Concepcion
22 Portfolio Recovery Associates, LLC v. Kaznica
23 Portfolio Recovery Associates, LLC v. March
24 Portfolio Recovery Associates, LLC v. Arnold
25 LVNV FUNDING, LLC v. CAMEROM
26 LVNV FUNDING, LLC v. YOUNG
27 LVNV FUNDING, LLC v. GLENN
28 LVNV FUNDING, LLC v. ROMAN
29 LVNV FUNDING, LLC v. HUGHES
31 LVNV FUNDING, LLC v. SPRUILL
32 LVNV FUNDING, LLC v. SCHILLING
33 TD BANK USA NA v. OCASIO
34 Synchrony Bank v. OCASIO
35 LVNV FUNDING, LLC v. HAWES
36 LVNV FUNDING, LLC v. SMITH
37 LVNV FUNDING, LLC v. NEAL

38 LVNV FUNDING, LLC v. HARRELL
39 TD BANK USA NA v. HANDFORD
40 LVNV FUNDING, LLC v. FARMER
41 CREDIT CORP SOLUTIONS, INC. v. BOLLI
42 Synchrony Bank v. KEEN
43 LVNV FUNDING, LLC v. ADAMS
44 TD BANK USA NA v. BRANDON
45 TD BANK USA NA v. FELDER
47 LVNV FUNDING, LLC v. BELL
48 TD Bank USA, N.A., as successor in interest to Tar v. MCENTYRE
49 CREDIT CORP SOLUTIONS, INC. v. MILLS
50 LVNV FUNDING, LLC v. PHILOGENE
51 LVNV FUNDING, LLC v. GALLIMORE
52 LVNV FUNDING, LLC v. SAMUEL-DAVIS
53 Resurgent Receivables LLC v. DAVIS
54 LVNV FUNDING, LLC v. MCCARTHY
55 TD BANK USA NA v. YBE
56 LVNV FUNDING, LLC v. WILKERSON

6—TO BE ASSIGNED

9:15 A.M.

3 LVNV FUNDING LLC v. TRITZ
5 Healthbridge Management v. American Freedom Insurance Company

01:15 PM

1 Unifund CCR Partners Assignee of FUSA PLATINUM UNL v. Sacks
2 LLC v. BELL
5 Midland Credit Management, Inc. v. SMITH
6 ABC Bail Bonds Inc. v. Middleton
7 ABC Bail Bonds Inc. v. Reaves
8 ABC Bail Bonds Inc. v. Kingwood
9 ABC Bail Bonds Inc. v. Sharpe
10 ABC Bail Bonds Inc. v. Abdullah
14 Williams v. Allstate Insurance
15 AGRAMONTE CASTILLO v. CASTILLO BRITO
16 COLLINS v. HARTSVILLE REALTY
17 Gillis v. The Galman Group
18 Texas v. Copeland

408—TO BE ASSIGNED

9 A.M.

1 LIVELY v. JONES
2 GUENTHOER v. SLAMON

600—TO BE ASSIGNED

11 A.M.

1 Wiltshire v. Johnson

COURT OF APPEALS

OPINIONS FILED

AUGUST 22, 2024

BY AMBRO, J.

USA v. Sunny Sok; 23-1939; we affirm the orders of the District Court.

BY BIBAS, J.

USA v. James Chandler; 22-1786; we affirm the orders of the District Court.

NOT PRECEDENTIAL OPINIONS FILED

AUGUST 22, 2024

BY FISHER, J.

American Builders Insurance Co v. Keystone Insurers Group Inc; 23-2606; judgment of the district court affirmed.

BY PORTER, J.

James Fraser v. Pennsylvania State University; 23-2413; judgment of the district court affirmed.

BY MATEY, J.

Patrick King v. Mansfield University of Pennsylvania; 23-1708; judgment of the district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

AUGUST 21, 2024

BY SANCHEZ, J.

Johnson v. Supt. Kyler et al; 03-4810; The change in law represented by Dennis and Bracey is not material to the basis on which this Court denied habeas relief in 2004, the Court need not consider the Cox factors.

Color World, LLC v. Schneider Medical Industries; 24-1507; Color World would have to refile this case if the Court dismissed it, transfer promotes judicial efficiency. The Court will therefore transfer this case to the Central District of California for further proceedings.

BY KENNEY, J.

USA v. Cammarata, et al; 21-427; The foregoing reasons, the Court GRANTS Tammy Cohen's petition as to 50% of the proceeds of the antiques and artwork sold by Bodnar's Auction House and 50% of the proceeds of the 2012 Ferrari FF, VIN# ZFF73SKA4C0188194.

BY BEETLESTONE, J.

Ayala, Sr. v. Local 6 Bakery Confectionery and Tobacco Workers International et al; 22-3849; For these reasons, Defendants' Motion for Summary Judgment will be granted in part and denied in part.

BY MURPHY, J.

Doe v. Elite Living Home Care et al; 24-1035; For the reasons explained above, the motion to dismiss (DI 13) is granted and the amended complaint (DI 6) is dismissed. The other motion to dismiss (DI 15) will be denied as moot, and the incorrectly labeled second amended complaint (DI 14) will be struck from the docket.

Coral Aviation Group et al v. Muller, Jr. et al; 23-1838; For the reasons discussed above, we dismiss plaintiffs' Clayton and Sherman Act claims (Counts I and II) because defendants are

entitled to immunity. We decline to exercise supplemental jurisdiction over the remaining state law claims.

BY REID, J.

Quigley v. O'Malley; 24-1824; Quigley has not exhausted his administrative remedies, and therefore this case is not ripe for a decision in this Court.

BY GALLAGHER, J.

Vasquez v. Berks County et al; 20-5116; Defendants' instant Motion for Summary Judgment is granted, because Plaintiff both failed to establish municipal liability and show the personal involvement of Defendants needed to invoke a civil rights claim under 42 U.S.C. § 1983.

BY SCHMEHL, J.

Exchange 12, LLC v. Palmer Township et al; 23-3740; The Court finds that the most equitable sanction against both Attorney Lahoud and Atiyeh is to have the Colver affidavit of February 17, 2024 stricken from the record and barred from any further use in these proceedings.

CIVIL ACTIONS

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

AUGUST 22, 2024

JBS Souderton, Inc.--Kareem Brown; 24-04389; Fed. Question; S.L. Gold; K.B. Hodge.

Life Insurance Company of North America--Donna Williams; 24-04390; Fed. Question; N.D. Feden; P.S. Diamond.

Correctional Officer Abdoulaye Dione--Brian Mason; 24-04391; Fed. Question; R.M. Wiener; T.J. Savage.

Michael Troyer; Red Bull Distribution Company, Inc.--Roody Limprevil; 24-04392; Diversity; J.E. Fine; J.R. Padova.

Novo Nordisk Inc.; Novo Nordisk A/S--Stephanie Suriani; 24-04393; Diversity; C.M. Silverman; K.S. Marston.

Pro Source Lending Group LLC--James E. Shelton; 24-04394; Fed. Question; A.R. Perrong; G.A. McHugh.

Victory Home Remodeling LLC--James E. Shelton; 24-04395; Fed. Question; A.R. Perrong; K.B. Hodge.

Greenwood Gaming & Entertainment, Inc.--Mark Shinder; 24-04396; Diversity; B.S. Zero; J.D. Wolson.

Eli Lilly and Company--Jeffrey Burkhalter; 24-04397; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Patricia Dycus; 24-04398; Diversity; J.M. Sedgh; K.S. Marston.

Biocoat, Inc.--Ashley Bell; 24-04399; Fed. Question; A.R. Karpp; M.R. Perez.

Mediterranean Shipping Company; John Does 1-3; John Does 4-6--David Bowman; 24-04402; Fed. Question; H.J. Kane, Jr.; K.B. Hodge.

Novo Nordisk A/S; Novo Nordisk Inc.--Christina Reed; 24-04403; Diversity; V.E. Anello; K.S. Marston.

Novo Nordisk Inc.; Novo Nordisk A/S--Demontray Williams; 24-04404; Diversity; J.M. Sedgh.

Ratp Dev USA, Inc.--UTCRAS, LLC; 24-04405; Diversity; J.T. Kelleher.

Boyd Gaming Corporation; Valley Forge Convention Center Partners, LP; Valley Forge Casino Resort--John McCloskey; 24-04406; Fed. Question; G.B. Baldino, III.

Novo Nordisk A/S; Novo Nordisk Inc.--Scott Vandivor; 24-04407; Diversity; J.M. Sedgh.

Novo Nordisk A/S; Novo Nordisk Inc.--Carol Spivey; 24-04408; Diversity; J.M. Sedgh.

Novo Nordisk A/S; Novo Nordisk Inc.--Laurie Oneill; 24-04409; Diversity; J.M. Sedgh.

Novo Nordisk A/S; Novo Nordisk Inc.--Morgan Grabow; 24-04410; Diversity; J.M. Sedgh.

Novo Nordisk A/S; Novo Nordisk Inc.--Angela Manolitsis Gargiulo; 24-04411; Diversity; J.M. Sedgh.

United States of America--David Tierney; Elizabeth Tierney; 24-04400; U.S. Government Defendant; D. Tierney; J.M. Gallagher.

BANKRUPTCY COURT

PETITIONS FILED

AUGUST 22, 2024

(READING)

Chapter 13

Susan Tewold, 3395 Oak Street, Whitehall, PA 18052 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-12936; no summaries listed; S. Tewold, atty.; P.M. Mayer, B.J.

Michael L. Hein, 7613 Hamilton Blvd, Trexlertown, PA 18087 -- United States Trustee; 24-12938; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Ronald L. Dries, 523 Bethlehem Road, Catasauqua, PA 18032 -- United States Trustee; 24-12944; no summaries listed; K.K. Kercher, atty.; P.M. Mayer, B.J.

AUGUST 22, 2024

(PHILADELPHIA)

Chapter 7

Mona Abouelazm, 169 Lydia Lane, West Chester, PA 19382 -- Robert H. Holber; United States Trustee; 24-12934; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Charlie Xavier Escobar Quintanilla, 114 Summit Ave, Upper Darby, PA 19082 -- Lynn E. Feldman; United States Trustee; 24-12937; no summaries listed; C. Laputka, atty.; A.M. Chan, B.J.

John C. Mundy, 1184 Tennis Avenue, Bensalem, PA 19020 -- Robert H. Holber; United States Trustee; 24-12941; no summaries

listed; J.J. O'Connell, atty.; P.M. Mayer, B.J.

Chapter 13

Holly A Battistelli, 6 Fleming Drive, Coatesville, PA 19320 -- Kenneth E. West; United States Trustee; 24-12933; no summaries listed; K.P. Young, atty.; P.M. Mayer, B.J.

Jeazette I Torres, 1941 E Monmouth, Philadelphia, PA 19134 -- United States Trustee; 24-12935; no summaries listed; A.G. Madrid, atty.; A.M. Chan, B.J.

William C. Bredbenner, 203 Haverford Road, Wynnewood, PA 19096 -- United States Trustee; 24-12939; no summaries listed; J.R. Spivack, atty.; A.M. Chan, B.J.

Barton L. Skurbe, 4 Glen Court, Perkasi, PA 18944 -- United States Trustee; 24-12940; no summaries listed; M.S. Schwartz, atty.; A.M. Chan, B.J.

Nijah C DePaul, 1805 Wylie St, Unit 1, Philadelphia, PA 19130 -- United States Trustee; 24-12942; no summaries listed; M.S. Schwartz, atty.; P.M. Mayer, B.J.

Andrey Babich, 9203 Masland Street, Philadelphia, PA 19115 -- United States Trustee; 24-12943; no summaries listed; T. Weiss, atty.; A.M. Chan, B.J.

ORPHANS' COURT

DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.

FOR THE WEEK OF AUGUST 26, 2024

MON., AUGUST 26, 2024

12:00 P.M. ZOOM HEARING

Shaquira T. Taylor, 439 IC 2018/234502; J. Taylor, D. Nagel.

TUES., AUGUST 27, 2024

10:00 A.M. HEARING

Sherfon Terry McNair, 917 DE 2023/232999; D. Muklewicz.

Courtroom 414

2:00 P.M. ZOOM HEARING

Walter Gates, 687 DE 2022/240440; J. Pecora.

WED., AUGUST 28, 2024

10:00 A.M. HEARING

D'Juan Sharee Hagans, 1306 DE 2023/234316; K. Behrens.

Courtroom 414

1:00 P.M. ZOOM HEARING

Benjamin Abramson, 796 AI 2024/242589; Y. Rogers.

THURS., AUGUST 29, 2024

10:00 A.M. HEARING

Ronnie Butler, 621 DE 2023/232087; D. Kuestner.

Courtroom 414

FRI., AUGUST 30, 2024

NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.

FOR THE WEEK OF AUGUST 26, 2024

MON., AUGUST 26, 2024

Court Notices

continued from 1

**COURT NOTICE
REAPPOINTMENT OF ARRAIGNMENT COURT MAGISTRATES
PHILADELPHIA MUNICIPAL COURT**

The Philadelphia Municipal Court is required by Rule to establish an Arraignment Court Magistrate Selection Panel to consider the reappointment of its incumbent Arraignment Court Magistrate(s) to a new term of office. This Panel has been established and may be contacted through Roseanne Unger, Deputy Court Administrator, Municipal Court Criminal Division at Roseanne.Unger@courts.phila.gov.

An Arraignment Court Magistrate's powers and duties include administering Oaths and Affirmations, presiding at Preliminary Arraignments, assigning counsel in certain cases, issuing Criminal Complaints, setting bail, scheduling Municipal Court Trials and Preliminary Hearings, and issuing Arrest Warrants and Search and Seizure Warrants.

On September 21st, 2024, the current term of Lauren Connor, Esquire, and Debra Rainey, Esquire, Arraignment Court Magistrates, will expire. Public comment is invited concerning their reappointments. The deadline for submission of comments is August 23rd, 2024.

Honorable T. Francis Shields
President Judge, Municipal Court

Honorable Frank T. Brady
Chair, Arraignment Court Magistrate Selection Panel

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA MUNICIPAL COURT**

NOTICE TO THE BAR

Effective Monday, August 12, 2024, the Landlord Tenant Officer ("LTO") will no longer be accepting new writs of possession. Following that date, all writs will be directed to the Philadelphia Sheriff's Office.

Beginning Tuesday, August 13, 2024, the LTO will accept alias writs of possession on matters where the writs of possession had previously been filed with the LTO and paid for until the close of business Monday, September 9, 2024.

After Monday, September 9, 2024, if a writ has already been filed with the LTO and no alias writ is filed, litigants will be required to re-start the process with the Sheriff's Office.

DATE: July 31, 2024
Honorable T. Francis Shields
President Judge
Philadelphia Municipal Court
First Judicial District of Pennsylvania

**COURT NOTICE
REAPPOINTMENT OF ARRAIGNMENT COURT MAGISTRATES
PHILADELPHIA MUNICIPAL COURT**

The Philadelphia Municipal Court is required by Rule to establish an Arraignment Court Magistrate Selection Panel to consider the reappointment of its incumbent Arraignment Court Magistrate(s) to a new term of office. This Panel has been established and may be contacted through Roseanne Unger, Deputy Court Administrator, Municipal Court Criminal Division at Roseanne.Unger@courts.phila.gov.

An Arraignment Court Magistrate's powers and duties include administering Oaths and Affirmations, presiding at Preliminary Arraignments, assigning counsel in certain cases, issuing Criminal Complaints, setting bail, scheduling Municipal Court Trials and Preliminary Hearings, and issuing Arrest Warrants and Search and Seizure Warrants.

On September 21st, 2024, the current term of Lauren Connor, Esquire, and Debra Rainey, Esquire, Arraignment Court Magistrates, will expire. Public comment is invited concerning their reappointments. The deadline for submission of comments is August 23rd, 2024.

Honorable T. Francis Shields
President Judge, Municipal Court

Honorable Frank T. Brady
Chair, Arraignment Court Magistrate Selection Panel

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

ORDER

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

**IN THE SUPREME COURT OF PENNSYLVANIA
IN RE:**

**ORDER AMENDING RULE 509 OF THE RULES OF JUDICIAL ADMINISTRATION
NO. 618
JUDICIAL ADMINISTRATION DOCKET
ORDER**

PER CURIAM

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

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

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

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

Deletions from the rule are shown in bold and brackets.

Rule 509. Access to Financial Records.

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

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

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

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

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

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

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

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

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**

No. 6 of 2024

President Judge General Court Regulation

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

ORDER

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

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

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

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

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

Philadelphia Rule of Judicial Administration No. *5101

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

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

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

(c) **Documentary Evidence.** Counsel and unrepresented parties may pre-mark exhibits. When possible, all documentary exhibits such as letters and reports should be

Court Notices

continued from 7

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 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

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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)

ABESAMIS, RICARDO RIVERA (a/k/a RICARDO R. ABESAMIS)
-- Omega Ocampo, Executrix, c/o Hope Bosniak, Esq., 600 Easton Rd., Willow Grove, PA 19090; Hope Bosniak, Atty., Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090.

8-12-3*

CROUTHERS, MARY C. -- Patricia H. Meredith, Administratrix, 4248 Richmond Street, Philadelphia, PA 19137; Kevin S. Frankel, Atty., 150 N. Radnor Chester Road, Suite F200, Radnor, PA 19087.

8-12-3*

GORMISKY, JR., JOSEPH -- Joseph Gormisky, III, 4708 Almond St., Philadelphia, PA 19137; Andrew I. Roseman, Attorney, 1528 Walnut St., Suite 1412, Philadelphia, PA 19102.

8-12-3*

GREEN, CHRISTINE -- John Della Rocco, Administrator, c/o Law Offices of Debra G. Speyer, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004; Debra G. Speyer, Atty., Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004.

8-12-3*

THOMPSON, WILLIE -- Ebony Horne, Administratrix, c/o Friedman, Schuman, PC, 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034; Friedman, Schuman, Attys., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.

8-12-3*

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 Tuesday, September 3, 2024, at the time indicated at the head of each list.

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

Tuesday, September 3, 2024
Woods-Skipper, A.J.
(called at 9:30 A.M.)

WILLS

1. **HITE, JAMES J.** -- Robert H. Bembry, III, Administrator. **BEMBRY, III**
2. **MURRAY, HAROLD, Sr.** -- Elizabeth Edmunds, Executrix. **CRAWFORD** (Deferred)
3. **KATZ, LEON** -- Lewis Jay Gordon, Executor. **WORKMAN** (Deferred)
4. **MCGRATH, EUGENE** -- Anthony Comitalo, Executor. **HARK** (Deferred)

Tuesday, September 3, 2024
CARRAFIELLO, J.
(Called at 10:00 A.M.)

TESTAMENTARY TRUST

1. **BATTISE, ALFONZO.** -- Wells Fargo Bank, N.A., Trustee. **SILVERSTEIN**

WILLS

1. **POTIEVSKI, VALENTINA** -- Lidia Ladyzhensky, Executor. **SMIRNOV** (Deferred)

SPECIAL NEED TRUST

1. **RAY, AIDAN** -- Deutsche Bank Trust Company, N.A., Trustee. **RITER**

Tuesday, September 3, 2024
TSAL J.
(Called at 10:00 A.M.)

IRREVOCABLE TRUSTS

1. **T/U/W of SMITH, ESTHER MORTON** -- PNC Bank National Association, Trustee. **ESPOSITO**

WILLS

1. **WADDELL, ETTA** -- Keith Backer, Administrator. **MUKLEWICZ**

Tuesday, September 3, 2024
DJERASSI, J.
(Called at 10:00 A.M.)

ADMINISTRATIONS

1. **WILLIAMS, HENRY LEE** -- Frankie Mae Johnson, Administratrix. **HARVEY**

WILLS

1. **NEEDLE, RHEA S.** -- Edward B. Dosik, Executor. **SCHULTZ** (Deferred)

2. **LLOYD, EARL MELVIN** -- Robert H. Bembry, III, Esq., Executor. **BEMBRY III** (Deferred) **TRUSTS**

1. **ROSAS, EDGAR G PEREZ** -- PNC Bank, National Association, Trustee. **ANASTASIA** (Deferred)

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, July Term, 2024, No. 001393. NOTICE IS HEREBY GIVEN that on August 6, 2024, the petition of **Zachary Tyler Schrupp**, praying for a decree to change his name to **Zachary Tyler Shazar**. The Court has fixed September 12, 2024, at 11:00 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

8-26-1*

Court of Common Pleas for the County of Philadelphia, June Term, 2024, No. 2069. NOTICE IS HEREBY GIVEN that on July 11, 2024, the petition of **Raymond Denzell Clark** was filed, praying for a decree to change his name to **Asim Nadeem Yusuf**. The Court has fixed August 29, 2024, at 12:00 P.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.

8-26-1*

COURT OF COMMON PLEAS - PHILA. COUNTY - TRIAL DIV. - CIVIL - July Term '24/#00283- NOTICE IS HEREBY GIVEN THAT on 8/6/24, the Petition of **MAGNUM DUNCAN TARPHEN** was filed in the above-named Court praying for a Decree to change Petitioner's name to **DUNCAN SAILEY TARPHEN**. A hearing is fixed for 9/12/24 at 11:00 A.M., #691, City Hall, Phila., PA as the time and place for the hearing on the petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. LAW OFFICE OF JEFFREY M. COOPER, Atty. for Petitioner, 111 E. Township Line Rd., Upper Darby, PA 19082, 610.449.2900.

8-26-1

COURT OF COMMON PLEAS - PHILA. COUNTY - TRIAL DIV. - CIVIL - May Term '24/#791 - NOTICE IS HEREBY GIVEN THAT on 8/6/24, the Petition of **REGINALD BRONNER a/k/a REGINALD BROWN** was filed in the above-named Court praying for a Decree to change Petitioner's name to **REGINALD BRONNER**. A hearing is fixed for 9/12/24 at 11:00 A.M., #691, City Hall, Phila., PA as the time and place for the hearing on the petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. DAVID E. PEARSON, Atty. for Petitioner, 6983 Weatham St., Phila., PA 19119, 215.849.1750.

8-26-1

Sheriff's Sale Notices for September 10, 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.

SECOND PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, September 10, 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 SEPTEMBER 10, 2024

SHERIFF'S SALE

2409-301

5517 Master Street 19131 4th Wd. 1286 Sq. Ft. BRT #041231500 Improvements: Residential Property
ERIEON K. DOMINICK CP Aug 2023 No. 02589 \$203,745.46 McCabe, Weisberg & Conway, LLC

2409-302

8945 Haven Street 19152 57th Wd. 4260 Sq. Ft. BRT #571254500 Improvements: Residential Property
DENISE R. STROTTER A/K/A DENISE STROTTER CP Sep 2016 No. 00147 \$110,558.68 Stern & Eisenberg PC

2409-303

2534 South Sartain Street 19148 39th Wd. 665 Sq. Ft. BRT #394217500 Improvements: Residential Property
DINA FERRELL A/K/A DINA NORD CP Feb 2020 No. 02929 \$157,064.42 Stern & Eisenberg PC

2409-304

7536 Rugby Street 19150 10th Wd. 1451 Sq. Ft. BRT #102461600 Improvements: Residential Property
SIMONE LEONARD CP Jan 2023 No. 01766 \$287,682.43 KML Law Group, P.C.

2409-305

2522 South Rosewood Street 19145 26th Wd. 870 Sq. Ft. BRT #261108600 Improvements: Residential Property
CATHERINE M. BUONFIGLIO CP Feb 2018 No. 03144 \$129,822.85 KML Law Group, P.C.

2409-306

5354 Charles Street 19124 62nd Wd. 1200 Sq. Ft. BRT #622279800 Improvements: Residential Property
CASSANDRA ORTIZ CP Nov 2023 No. 01203 \$89,090.49 KML Law Group, P.C.

2409-307

6248 Summerdale Avenue 19111 53rd Wd. 2814 Sq. Ft. BRT #531245700 Improvements: Residential Property
ROBERT SALM AND DEBORAH KAREN SALM CP Aug 2021 No. 00738 \$124,943.69 KML Law Group, P.C.

2409-308

413 North Sickels Street 19139 4th Wd. 973 Sq. Ft. BRT #041150000 Improvements: Residential Property Subject To Mortgage
DARNELL RUSSELL MANAGEMENT LLC CP Jan 2023 No. 02642 \$177,261.17 Friedman Vartolo LLP

2409-309

2334 North Cleveland Street 19132 16th Wd. 666 Sq. Ft. BRT #162034100 Improvements: Residential Property Subject To Mortgage
SGM EQUITY PARTNERS LLC, CP Jan 2024 No. 00452 \$111,394.97 U.S. Bank Trust National Association

2409-310

619 West Norris Street 19122 20th Wd. 1025 Sq. Ft. BRT #201073500 Improvements: Residential Property Subject To Mortgage
619 W NORRIS ST, LLC CP Jan 2024 No. 03542 \$142,258.99 Friedman Vartolo LLP

2409-311

5562 Spruce Street 19139 60th Wd. 1150 Sq. Ft. BRT #604072100 Improvements: Residential Property Subject To Mortgage
FIRST RATE ACQUISITIONS LLC CP Nov 2023 No. 01548 \$240,432.81 U.S.

SHERIFF'S SALE

Bank Trust National Association

2409-312

147 North Wanamaker Street 19139 4th Wd. 836 Sq. Ft. BRT #042096000 Improvements: Residential Property Subject To Mortgage
RUSSELL ENTERPRISES CP Mar 2023 No. 01419 \$156,865.70 Friedman Vartolo LLP

2409-313

561 East Cheltenham Avenue 19144 59th Wd. 2000 Sq. Ft. BRT #871248450 Improvements: Residential Property Subject To Mortgage
DONE RIGHT CAPITAL LLC CP Feb 2023 No. 01527 \$797,489.05 Friedman Vartolo LLP

2409-314

2226 East Washington Lane 19138 50th Wd. 1650 Sq. Ft. BRT #501392300 Improvements: Residential Property
THE ESTATE OF JEANETTE Z. CARTER AKA JEANETTE CARTER DECEASED MORTGAGOR AND OWNER CP Sep 2023 No. 02854 \$113,283.48 Albertelli Law

2409-315

1033 Federal Street 19147 2nd Wd. 1280 Sq. Ft. BRT #021248100 Improvements: Residential Property
STEPHANIE ANDRILLA; MARC ANDRILLA CP Nov 2023 No. 00490 \$216,142.20 Manley Deas Kochalski LLC

2409-316

1930 Hoffman Street 19145 48th Wd. 1012 Sq. Ft. BRT #481081000 Improvements: Residential Property Subject To Mortgage
NEUMAN INVESTING LLC CP Sep 2023 No. 00569 \$251,159.33 Gingo Palumbo Law Group LLC

2409-317

1536 North 27th Street 19121 29th Wd. 2304 Sq. Ft. BRT #292063400 Improvements: Residential Property
NEUMAN INVESTING LLC CP Sep 2023 No. 00569 \$315,961.73 Gingo Palumbo Law Group LLC

2409-318

2212 Morris Street 19145 36th Wd. 1040 Sq. Ft. BRT #364084000 Improvements: Residential Property Subject To Mortgage
NEUMAN INVESTING LLC CP Sep 2023 No. 00676 \$321,900.33 Gingo Palumbo Law Group LLC

2409-319

5419 Lebanon Avenue 19131 52nd Wd. 1600 Sq. Ft. BRT #522078800 Improvements: Residential Property Subject To Mortgage
DVM REALTY LLC CP Feb 2024 No. 00696 \$147,842.74 Friedman Vartolo LLP

2409-320

4628 North 13th Street 19140 49th Wd. 1687 Sq. Ft. BRT #491511500 Improvements: Residential Property Subject To Mortgage
ANDREA D. WARREN A/K/A ANDREA D. CARTER; WARREN F. CARTER CP Feb 2023 No. 02765 \$39,022.92 Friedman Vartolo LLP

2409-321

5748 Dunlap Street 19131 4th Wd. 1200 Sq. Ft. BRT #043236500 Improvements: Residential Property
WILLIAM DEREK JERNIGAN IN HIS CAPACITY AS HEIR OF ALICE

SHERIFF'S SALE

L. JERNIGAN DECEASED AND UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ALICE L. JERNIGAN DECEASED CP Apr 2019 No. 01156 \$77,453.79 KML Law Group, P.C.

2409-322

10211 Ambridge Place 19114 66th Wd. 2728 Sq. Ft. BRT #661047000 Improvements: Residential Property
MARK GOWLAND AND JENNIFER LIS CP Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

2409-323

2116 South Opal Street 19145 48th Wd. 670 Sq. Ft. BRT #481312900 Improvements: Residential Property
NYDIA BENNETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF CELESTINE BENNETT; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CELESTINE BENNETT (IF ANY) CP Dec 2022 No. 01454 \$75,993.89 Manley Deas Kochalski LLC

2409-324

7920 Provident Street 19150 50th Wd. 1605 Sq. Ft. BRT #501169500 Improvements: Residential Property
DONNA MARIE WILLIAMS CP Mar 2023 No. 03265 \$109,826.80 McCabe, Weisberg & Conway, LLC

2409-325

5437 Webster Street 19143 46th Wd. 900 Sq. Ft. BRT #463113300 Improvements: Residential Property
THOMASINE E. CASON AKA THOMASINE CASON CP Sep 2023 No. 02869 \$32,160.28 Manley Deas Kochalski LLC

2409-326

8035 Mansfield Avenue 19150 50th Wd. 2945 Sq. Ft. BRT #502020700 Improvements: Residential Property
CHARMAINE H. EUBANKS CP Mar 2020 No. 02412 \$206,624.22 The Law Office Of Gregory Javardian LLC

2409-327

6659 North 20th Street 19138 10th Wd. 1146 Sq. Ft. BRT #102037900 Improvements: Residential Property Subject To Mortgage
WILLIAM MADISON CP Jan 2024 No. 01627 \$107,940.19 The Law Office Of Gregory Javardian LLC

2409-328

7817 Lorna Drive 19111 56th Wd. 3369 Sq. Ft. BRT #561089500 Improvements: Residential Property
ABRAHAM AVROHOM TREFF A/K/A ABRAHAM TREFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF JACOB TREFF A/K/A YAAKOV TREFF, DECEASED CP Jun 2019 No. 06744 \$211,948.62 The Law Office Of Gregory Javardian LLC

2409-329

5529 North Fairhill Street 19120 61st Wd. 2432 Sq. Ft. BRT #612305100 Improvements: Residential Property
BRIAN J. OVERBEY A/K/A BRIAN OVERBY CP Feb 2024 No. 00016 \$141,533.20 The Law Office Of Gregory Javardian LLC

2409-330

3121 Clifford Street 19121 32nd Wd. 1454 Sq. Ft. BRT #324067900 Improve-

SHERIFF'S SALE

ments: Residential Property
CLIFFORD STREET HOLDINGS, LLC
 CP Aug 2022 No. 01112 \$170,333.45 The Law Office Of Gregory Javardian LLC

2409-331

3238 Teesdale Street 19136 64th Wd. 1654 Sq. Ft. BRT #641158500 Improvements: Residential Property
 ANNA MARIE RUFINO CP Jan 2023 No. 00350 \$193,779.59 The Law Office Of Gregory Javardian LLC

2409-332

7439 Ruskin Road 19151 34th Wd. 1494 Sq. Ft. BRT #343166100 Improvements: Residential Property
 THE UNKNOWN HEIRS OF ERIC HART DECEASED CP Nov 2023 No. 01420 \$89,517.99 KML Law Group, P.C.

2409-333

412 Tyson Avenue 19111 35th Wd. 2449 Sq. Ft. BRT #353164100 Improvements: Residential Property
 NATILEE N. THOMAS CP Aug 2023 No. 02587 \$186,811.10 KML Law Group, P.C.

2409-334

2716 East Lehigh Avenue 19125 31st Wd. 2190 Sq. Ft. BRT #314260300 Improvements: Residential Property
 616 INVESTMENT GROUP INC. CP Jul 2023 No. 01737 \$245,184.80 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2409-335

2507 Bonaffon Street 19142 40th Wd. 1112 Sq. Ft. BRT #406068200 Improvements: Residential Property
 KADIDIA DIOMANDE CP Aug 2022 No. 02541 \$85,729.47 Stern & Eisenberg PC

2409-336

8417 Bayard Street 19150 50th Wd. 1442 Sq. Ft. BRT #501217100 Improvements: Residential Property
 SHIRBE THOMAS, SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY BYRD, DECEASED AND THE UNKNOWN HEIRS OF SHIRLEY BYRD, DECEASED CP Apr 2023 No. 02494 \$128,143.22 Stern & Eisenberg PC

2409-337

1715 Mohican Street 19138 10th Wd. 1360 Sq. Ft. BRT #102248400 Improvements: Residential Property
 HERBERT L TERRY AND NAOMI TERRY CP Jun 2023 No. 00296 \$158,466.06 Stern & Eisenberg PC

2409-338

1501 West Erie Avenue 19140 13th Wd. 1552 Sq. Ft. BRT #131055500 Improvements: Residential Property
 CHIOS PROPERTIES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Feb 2024 No. 02901 \$406,972.59 Stern & Eisenberg PC

2409-339

1131 West Rockland Street 19141 49th Wd. 2048 Sq. Ft. BRT #491126400 Improvements: Residential Property
 STEPHANIE SHARAF AS ADMINISTRATRIX TO THE ESTATE OF MANAWAR ALAM, SR., DECEASED CP Jun 2022 No. 02170 \$81,360.30 Stern & Eisenberg PC

2409-340

7430 Lawndale Street 19111 56th Wd. 4292 Sq. Ft. BRT #561027000 Improvements: Residential Property
 MAUREEN M. STAR CP May 2023 No. 00649 \$209,010.54 Stern & Eisenberg PC

2409-341

9807 Bonner Street 19115 58th Wd. 2659 Sq. Ft. BRT #581469800 Improvements: Residential Property
 ROSS SMOTRITSKY, KNOWN SURVIVING HEIR OF DOROTHEA RITZ AND UNKNOWN SURVIVING HEIRS DOROTHEA RITZ CP Mar 2019 No. 00831 \$229,984.18 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE**2409-342**

1131 Custis Place 19122 14th Wd. 2040 Sq. Ft. BRT #141447800 Improvements: Residential Property
 NAJEEB SHEIKH CP Apr 2023 No. 02165 \$84,146.83 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-343

3318 Guilford Street 19136 64th Wd. 2496 Sq. Ft. BRT #642091600 Improvements: Residential Property
 CHRISTINA L. GIORLA CP Dec 2022 No. 01247 \$112,928.04 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-344

845 North 42nd Street 19104 6th Wd. 2400 Sq. Ft. BRT #062276200 Improvements: Residential Property
 DREW R. THOMPSON CP Nov 2023 No. 02203 \$113,502.94 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-345

723 South 57th Street 19143 46th Wd. 1175 Sq. Ft. BRT #463238500 Improvements: Residential Property
 SONJA TAYLOR, KNOWN SURVIVING HEIR OF MELVIN H. HAMILTON; JOWANNA HAMILTON A/K/A JOWANNA MINOR, KNOWN SURVIVING HEIR OF MELVIN H. HAMILTON AND UNKNOWN SURVIVING HEIRS OF MELVIN H. HAMILTON CP Nov 2022 No. 01485 \$132,176.86 McCabe, Weisberg & Conway, LLC

2409-346

4910 North Smedley Street 19141 17th Wd. 950 Sq. Ft. BRT #172164200 Improvements: Residential Property
 BENJAMIN C. SMITH CO-ADMINISTRATOR OF THE ESTATE OF JOYCE SMITH AND DEREK E. SMITH CO-ADMINISTRATOR OF THE ESTATE OF JOYCE SMITH CP Jul 2022 No. 01841 \$66,314.25 McCabe, Weisberg & Conway, LLC

2409-347

608 North 57th Street 19131 4th Wd. 1267 Sq. Ft. BRT #043095700 Improvements: Residential Property
 JAYMES FRANCIS, KNOWN SURVIVING HEIR OF JAMES FRANCIS AND UNKNOWN SURVIVING HEIR OF JAMES FRANCIS CP Dec 2021 No. 00335 \$117,103.88 McCabe, Weisberg & Conway, LLC

2409-348

2137 Stenton Avenue 19138 10th Wd. 1155 Sq. Ft. BRT #102338900 Improvements: Residential Property
 TRACEY KELLER ADMINISTRATRIX OF THE ESTATE OF MILTON C. MCLEMORE CP Jun 2022 No. 02377 \$69,481.12 McCabe, Weisberg & Conway, LLC

2409-349

1112 Sydney Street 19150 50th Wd. 2745 Sq. Ft. BRT #502468600 Improvements: Residential Property
 GERALD S. CARTER KNOWN SURVIVING HEIR OF ANNIE M. CARTER AND UNKNOWN SURVIVING HEIRS OF ANNIE M. CARTER CP Jan 2020 No. 02605 \$330,397.64 McCabe, Weisberg & Conway, LLC

2409-350

6558 North 18th Street 19126 17th Wd. 1440 Sq. Ft. BRT #172285600 Improvements: Residential Property
 JACQUELINE L. WILLIAMS CP Dec 2023 No. 00734 \$122,771.40 PNC Bank, National Association

2409-351

430 Fern Street 19120 61st Wd. 1008 Sq. Ft. BRT #612194900 Improvements: Residential Property
 ARNOLD NEUBAUER CP Feb 2023 No. 01792 \$65,107.43 Manley Deas Kochalski LLC

2409-352**SHERIFF'S SALE**

3706 Vader Road 19154 66th Wd. 1800 Sq. Ft. BRT #663424200 Improvements: Residential Property
 CAROLE JANE TYRE AKA CAROL JANE CP May 2018 No. 02724 \$68,301.00 KML Law Group, P.C.

2409-353

1101 South Wilton Street 19143 51st Wd. 1658 Sq. Ft. BRT #511204200 Improvements: Residential Property
 MARIE SHAMBERGER AND CECIL L. SHAMBERGER AKA CECIL SHAMBERGER CP Dec 2018 No. 00795 \$119,346.03 KML Law Group, P.C.

2409-354

6442 Limekiln Pike 19138 17th Wd. 696 Sq. Ft. BRT #172318600 Improvements: Commercial
 TRAVIS ISAAC A/K/A ISAAC TRAVIS CP Jan 2024 No. 01952 \$197,387.88 Stern & Eisenberg, PC

2409-355

110-30 Byberry Road 19116 58th Wd. 928 Sq. Ft. BRT #888581594 Improvements: Residential Property
 KHATUNA DONADZE CP Sep 2018 No. 02617 \$208,517.34 Stern & Eisenberg, PC

2409-356

6136 West Oxford Street 19151 34th Wd. 2256 Sq. Ft. BRT #342093300 Improvements: Residential Property
 ERIC BROWN CP Jun 2023 No. 00788 \$324,118.25 Hill Wallack LLP

2409-357

6962 Cedar Park Avenue 19138 10th Wd. 930 Sq. Ft. BRT #102502100 Improvements: Residential Property
 ESTATE OF PRESTINA ALEXANDER AND BRUCE E. HEARNS AKA BRUCE HEARNS ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER AKA PRESTINA ALEXANDER DECEASED MORTGAGE AND REAL OWNER AND REGINA SPARKS ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER AKA PRESTINA ALEXANDER DECEASED MORTGAGE AND REAL OWNER CP Feb 2017 No. 03393 \$101,196.33 KML Law Group, P.C.

2409-358

4432 Van Kirk Street 19135 62nd Wd. 1344 Sq. Ft. BRT #622170000 Improvements: Residential Property Subject To Mortgage
 ROBERT D. CORRADI SR CP Nov 2023 No. 00142 \$40,245.40 Brock & Scott, PLLC

2409-359

4407 Comly Street 19135 55th Wd. 3375 Sq. Ft. BRT #552006500 Improvements: Residential Property Subject To Mortgage
 KURT ANDERSEN IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ROBERT KOLASKI A/K/A ROBERT F. KOLASKI; KARLENE MESSENGER IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ROBERT KOLASKI A/K/A ROBERT F. KOLASKI; KIRSEY MESSENGER IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ROBERT KOLASKI A/K/A ROBERT F. KOLASKI CP Mar 2020 No. 01451 \$120,433.89 Brock & Scott, PLLC

2409-360

194 Tiber Street 19140 42nd Wd. 798 Sq. Ft. BRT #422059600 Improvements: Residential Property
 TREMAINE LA JAUNE BROOKS CP Apr 2022 No. 00003 \$73,759.74 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-361

5227 West Jefferson Street 19139 52nd Wd. 1232 Sq. Ft. BRT #521031700 Improvements: Residential Property
 60TH STREET PROPERTY HOLDINGS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Dec 2023 No. 02347 \$168,530.20 Stern & Eisenberg PC

SHERIFF'S SALE**2409-362**

5725 Hadfield Street 19143 51st Wd. 1090 Sq. Ft. BRT #513191500 Improvements: Residential Property
 JAHMAUL BARR, JR, AS ADMINISTRATOR TO THE ESTATE OF TARA CORSON A/K/A TARA PRINCE CORSON, DECEASED CP Jul 2023 No. 02406 \$172,575.41 Stern & Eisenberg PC

2409-363

1363 Sellers Street 19124 23rd Wd. 1157 Sq. Ft. BRT #234050700 Improvements: Residential Property
 EILEEN STEIBER A/K/A EILEEN M. STEIBER CP Jun 2022 No. 00930 \$34,727.90 Stern & Eisenberg PC

2409-364

5943 Cedar Avenue 19143 3rd Wd. 1392 Sq. Ft. BRT #032136100 Improvements: Residential Property
 MARION L. BURTON SOLELY IN HER CAPACITY AS HEIR TO BARRY DAVENPORT A/K/A BARRY YEAGER DAVENPORT, DECEASED AND THE UNKNOWN HEIRS OF BARRY DAVENPORT A/K/A BARRY YEAGER DAVENPORT, DECEASED CP Sep 2022 No. 02460 \$83,322.31 Stern & Eisenberg PC

2409-365

5623 Chester Avenue 19143 51st Wd. 1669 Sq. Ft. BRT #514132200 Improvements: Commercial
 COLUMBIA DENTISTRY, LLC CP Nov 2023 No. 01790 \$225,963.63 Stern & Eisenberg PC

2409-366

10906 Kipling Lane 19154 66th Wd. 4316 Sq. Ft. BRT #662196800 Improvements: Residential Property
 FRANCIS J. SEIBERT, III AND KELLY SEIBERT A/K/A KELLY ROONEY CP Sep 2023 No. 02303 \$202,912.89 Hladik, Onorato & Federman, LLP

2409-367

428 Tyson Avenue 19111 35th Wd. 2083 Sq. Ft. BRT #353164900 Improvements: Residential Property
 JOB MIXSON AND DEENA R. MIXSON CP Jan 2018 No. 00057 \$229,715.26 Hladik, Onorato & Federman, LLP

2409-368

2112 East Orleans Street 19134 25th Wd. 731 Sq. Ft. BRT #252163900 Improvements: Residential Property
 JAMES J. MAHON, V CP Jul 2023 No. 02849 \$144,515.22 Hladik, Onorato & Federman, LLP

2409-369

6518 Ogontz Avenue 19126 10th Wd. 1696 Sq. Ft. BRT #102002700 Improvements: Residential Property
 DAVID MOSE PETERSON CP Feb 2024 No. 02817 \$91,744.22 Hladik, Onorato & Federman, LLP

2409-370

253 South Alden Street 19139 60th Wd. 900 Sq. Ft. BRT #604261700 Improvements: Residential Property
 ANTHONY REDLEY A/K/A ANTHONY W. REDLEY; 99 SOLUTIONS LLC CP Jul 2023 No. 00818 \$245,660.98 Hladik, Onorato & Federman, LLP

2409-371

1222 East Barringer Street 19119 22nd Wd. 3422 Sq. Ft. BRT #221023600 Improvements: Residential Property
 SHANNAN LUCAS CP Apr 2024 No. 02047 \$191,838.66 Hladik, Onorato & Federman, LLP

2409-372

1421 West Mayfield Street 19132 11th Wd. 770 Sq. Ft. BRT #111088300 Improvements: Residential Property
 HAMMER INVESTMENT PROPERTIES LLC (A PA LIMITED LIABILITY COMPANY) CP Feb 2024 No. 02583 \$66,670.01 Manley Deas Kochalski LLC

SHERIFF'S SALE**2409-373**

1658 Conlyn Street 19141 17th Wd. 1760 Sq. Ft. BRT #171130100 Improvements: Residential Property
 FULTON INVESTMENT GROUP, LLC CP Feb 2024 No. 02505 \$285,204.75 Manley Deas Kochalski LLC

2409-374

664 North 36th Street 19104 24th Wd. 1101 Sq. Ft. BRT #242173700 Improvements: Residential Property
 DONALD WASHINGTON, KNOWN SURVIVING HEIR OF WILLIE WASHINGTON AND UNKNOWN SURVIVING HEIRS OF WILLIE WASHINGTON CP Jan 2019 No. 02366 \$123,001.01 McCabe, Weisberg & Conway, LLC

2409-375

2250 North Cleveland Street 19132 16th Wd. 634 Sq. Ft. BRT #162031200 Improvements: Residential Property
 SHEMAH K. JACKSON, CO-ADMINISTRATOR OF THE ESTATE OF ELAINE WILLIAMS AND DERRICK CRAWFORD, CO-ADMINISTRATOR OF THE ESTATE OF ELAINE WILLIAMS CP Nov 2021 No. 02247 \$39,012.99 McCabe, Weisberg & Conway, LLC

2409-376

7154 Georgian Road 19138 10th Wd. 1586 Sq. Ft. BRT #101132600 Improvements: Residential Property
 DORETHA ROSE KNOWN SURVIVING HEIR OF WILLIAM RUSSELL AND UNKNOWN SURVIVING HEIR OF WILLIAM RUSSELL CP Dec 2021 No. 00283 \$183,573.34 McCabe, Weisberg & Conway, LLC

2409-377

324 Queen Street 19147 2nd Wd. 1953 Sq. Ft. BRT #888020475 Improvements: Residential Property
 STACY J. BROOKSTEIN; KEITH M. SCRIVEN CP Jun 2017 No. 02593 \$532,885.53 Albertelli Law

2409-378

404 West Ruscomb Street 19120 42nd Wd. 1777 Sq. Ft. BRT #422156100 Improvements: Residential Property
 DIANE DELRIO AND JOSE ROMERO CP Nov 2023 No. 00484 \$139,532.27 KML Law Group, P.C.

2409-379

3957 Parrish Street 19104 24th Wd. 1080 Sq. Ft. BRT #243144300 Improvements: Residential Property
 3957 PARRISH STREET LLC AND EMART DEON HARLEY AND CATHY LYLES CP Oct 2023 No. 03144 \$103,940.91 Duane Morris LLP

2409-380

7503 North 21st Street 19138 10th Wd. 1856 Sq. Ft. BRT #101183700 Improvements: Residential Property
 KAREEM PATTERSON; FELICIA PARKER AKA FELICIA WARREN CP May 2023 No. 00441 \$137,314.87 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-381

7339 Limekiln Pike 19138 50th Wd. 4900 Sq. Ft. BRT #501290800 Improvements: Residential Property
 DANIEL E. MCLAURIN CP Dec 2022 No. 01915 \$34,256.61 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-382

7413 Sommers Road 19138 50th Wd. 1768 Sq. Ft. BRT #501329200 Improvements: Residential Property
 JANET SHULER, IN HER CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; JASON BANKS, IN HIS CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; CAMELLIA SHULER, IN HER CAPACITY AS HEIR

SHERIFF'S SALE

OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; SONYA SHULER, IN HER CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; JERAINA SMILEY, IN HER CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIUS A. REGION A/K/A MARIUS REGION ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION CP Nov 2021 No. 01499 \$177,110.84 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-383

203 North Simpson Street 19139 34th Wd. 1140 Sq. Ft. BRT #343092100 Improvements: Residential Property Subject To Mortgage
SAKINAH WADE CP Jun 2017 No. 01782 \$40,000.00 Kivitz & Kivitz, P.C.

2409-384

5629 Pemberton Street 19143 46th Wd. 1194 Sq. Ft. BRT #463060600 Improvements: Residential Property
NASIYBAH SAYFULLAH CP May 2023 No. 01875 \$174,957.36 Brock & Scott, PLLC

2409-385

140 Daly Street 19148 39th Wd. 842 Sq. Ft. BRT #391097501 Improvements: Residential Property
KATHLEEN KRAMER; JOHN ROBERT KRAMER CP Jan 2022 No. 02395 \$176,943.67 Brock & Scott, PLLC

2409-386

302 North Edgewood Street 19139 34th Wd. 1995 Sq. Ft. BRT #341108600 Improvements: Residential Property
JOHN THOMAS BEST A/K/A JOHN T. BEST CP Dec 2023 No. 02489 \$357.33 Brock & Scott, PLLC

2409-387

3550 Tudor Street 19136 64th Wd. 1616 Sq. Ft. BRT #642131700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIFFANY RENA MARCELLINO COMITALE, DECEASED; MICHAEL COMITALE AS HEIR OF THE ESTATE OF MICHAEL COMITALE, DECEASED; SARAH COMITALE AS HEIR OF THE ESTATE OF MICHAEL COMITALE, DECEASED; COLIN COMITALE AS HEIR OF THE MICHAEL COMITALE AND HEIR OF TIFFANY RENA MARCELLINO COMITALE, HEIR OF MICHAEL COMITALE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL COMITALE, DECEASED CP Mar 2023 No. 02546 \$146,382.98 Brock & Scott, PLLC

2409-388

638 East Annsbury Street 19120 42nd Wd. 1027 Sq. Ft. BRT #421009100 Improvements: Residential Property
ORLANDO GARCIA; LISSETT ZALDIVAR SANZ CP Sep 2020 No. 01421 \$80,920.14 KML Law Group, P.C.

2409-389

455 Fitzgerald Street 19148 39th Wd. 784 Sq. Ft. BRT #392182600 Improvements: Residential Property
DOUGLAS S. WONG AKA DOUG-

SHERIFF'S SALE

LAS SHEUNG WONG CP Sep 2023 No. 00793 \$84,495.90 KML Law Group, P.C.

2409-390

1032 South Ithan Street 19143 51st Wd. 896 Sq. Ft. BRT #513028500 Improvements: Residential Property
AARON RUFFIN A/K/A AARON S. RUFFIN CP Apr 2023 No. 02397 \$54,226.20 LOGS Legal Group, LLP

2409-391

6536 North 18th Street 19126 17th Wd. 2015 Sq. Ft. BRT #172284500 Improvements: Residential Property
SINDI SHANTEL THARPE CP Oct 2023 No. 03096 \$278,365.49 LOGS Legal Group, LLP

2409-392

2033 South Newkirk Street 19145 48th Wd. 1024 Sq. Ft. BRT #482364500 Improvements: Residential Property
DAMIAN RUTH CP Aug 2023 No. 03371 \$133,968.98 LOGS Legal Group, LLP

2409-393

6049 Frontenac Street 19149 53rd Wd. 1132 Sq. Ft. BRT #531271800 Improvements: Residential Property
WILLIAM A. JAMES CP Jul 2023 No. 01981 \$162,169.09 LOGS Legal Group, LLP

2409-394

6218 Mccallum Street 19144 59th Wd. 1342 Sq. Ft. BRT #593154500 Improvements: Residential Property
NORMAN WILLIAMS CP Jul 2023 No. 02704 \$125,549.64 LOGS Legal Group, LLP

2409-395

506 McClellan Street 19148 1st Wd. 672 Sq. Ft. BRT #011398500 Improvements: Residential Property
JAMKAREL MATO CP Sep 2023 No. 01055 \$140,346.07 LOGS Legal Group, LLP

2409-396

228 East Bringham Street 19144 12th Wd. 1343 Sq. Ft. BRT #121105500 Improvements: Residential Property
JOSEPH DERRICK L.L.C. CP Feb 2024 No. 01335 \$182,486.14 Hill Wallack LLP

2409-397

817 North Brooklyn Street 19104 6th Wd. 728 Sq. Ft. BRT #062296400 Improvements: Residential Property
WEST POWELTON DEVELOPMENT COMPANY INC. CP Mar 2023 No. 00236 \$229,196.66 Hill Wallack LLP

2409-398

1022 North 43rd Street 19104 6th Wd. 1246 Sq. Ft. BRT #062320000 Improvements: Residential Property Subject To Mortgage
GLORIA JOHNSON AKA GLORIA JENKINS AKA GLORIA K. GROSS CP Apr 2024 No. 02223 \$17,926.86 Weltman, Weinberg & Reis Co., LPA

2409-399

4303 Westminster Avenue 19104 6th Wd. 1725 Sq. Ft. BRT #062102300 Improvements: Residential Property Subject To Mortgage
GLORIA JENKINS CP Mar 2024 No. 02306 \$36,911.33 Weltman, Weinberg & Reis Co., LPA

2409-400

1815 Bainbridge Street 19146 30th Wd. 1619 Sq. Ft. BRT #888303812 Improvements: Residential Property Subject To Mortgage
CLAYTON L. FIORAVANTI CP Mar 2023 No. 02625 \$349,233.16 Powers Kim, LLC

2409-401A

1527 West Westmoreland Street 19140 11th Wd. 1260 Sq. Ft. BRT #112028800 Improvements: Residential Property Subject To Mortgage
WALNUT 19140 HOLDINGS LLC CP

SHERIFF'S SALE

Jul 2020 No. 01738 \$195,123.61 Eisenberg, Gold & Agrawal, PC

2409-401B

1529 West Westmoreland Street 19140 11th Wd. 1233 Sq. Ft. BRT #112028925 Improvements: Residential Property Subject To Mortgage
WALNUT 19140 HOLDINGS LLC CP Jul 2020 No. 01738 \$195,123.61 Eisenberg, Gold & Agrawal, PC

2409-402

3901-03 Kensington Avenue 19124 45th Wd. 3338 Sq. Ft. BRT #881000291 Improvements: Residential Property Subject To Mortgage
OBAYAH REALTY CORP CP Sep 2023 No. 02213 \$1,098,390.65 Richard Brent Somach, Esquire

2409-403

11901 Alberta Drive 19154 66th Wd. 4715 Sq. Ft. BRT #662175100 Improvements: Residential Property
JANENE L. LENOX F/K/A JANENE L. REINER AND SEAN M. REINER CP Jan 2023 No. 01265 \$159,616.19 Romano, Garubo & Argentieri

2409-405

4716 North Penn Street 19124 23rd Wd. 2505 Sq. Ft. BRT #234289100 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPH EDINGER CP Mar 2024 No. 01684 \$12,444.31 Manley Deas Kochalski LLC

2409-406

5324 West Columbia Avenue 19131 52nd Wd. 1232 Sq. Ft. BRT #521053500 Improvements: Residential Property
DENIYA SMITH AND ASE FAMILY TRUST CP Jun 2023 No. 01442 \$194,021.87 LOGS Legal Group, LLP

2409-407

527 South Redfield Street 19143 3rd Wd. 960 Sq. Ft. BRT #032204200 Improvements: Residential Property
STEPHON FERGUSON KNOWN HEIR OF MARCIA FERGUSON DECEASED; MICHELLE FERGUSON MAINE KNOWN HEIR OF MARCIA FERGUSON DECEASED; TERU MONROE KNOWN HEIR OF MARCIA FERGUSON DECEASED; UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MARCIA FERGUSON DECEASED CP May 2022 No. 02051 \$84,782.90 LOGS Legal Group, LLP

2409-408

3159 Penneck Street 19132 38th Wd. 780 Sq. Ft. BRT #381245100 Improvements: Residential Property
TERRY MERRIWEATHER CP Dec 2023 No. 00533 \$43,032.41 LOGS Legal Group, LLP

2409-409

821 South 49th Street 19143 46th Wd. 2754 Sq. Ft. BRT #461231400 Improvements: Residential Property
DONALD ALBERT, KNOWN HEIR OF ROLAND ALBERT, DECEASED; ROSLYN SANDRONSKY, KNOWN HEIR OF ROLAND ALBERT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROLAND ALBERT, DECEASED CP Jan 2023 No. 02075 \$87,144.36 LOGS Legal Group, LLP

2409-410

2218 North Hobart Street 19131 52nd Wd. 1270 Sq. Ft. BRT #522245300 Improvements: Residential Property
DANIELLE HAMPTON-MORTON, KNOWN HEIR OF MOLSIE HAMPTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOLSIE HAMPTON, DECEASED CP Dec 2021 No. 01169 \$126,872.85 LOGS Legal Group, LLP

2409-411

4611 North Marvine Street 19140 49th Wd. 1140 Sq. Ft. BRT #491419600 Improvements: Residential Property
SIMONE BLAKE CP Dec 2018 No. 03060 \$102,432.54 LOGS Legal Group, LLP

2409-412

1781 South 65th Street 19142 40th Wd. 1094 Sq. Ft. BRT #401197900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, KHNO CHHUOM, DECEASED AND CHANDA CHHUOM, KNOWN HEIR OF KHON CHHUOM, DECEASED CP Mar 2021 No. 00739 \$137,164.11 LOGS Legal Group, LLP

2409-413

2133 Homer Street 19138 10th Wd. 2136 Sq. Ft. BRT #102141400 Improvements: Residential Property
JASMINE J. KING AKA JASMINE KING AND DESMOND SPENCER CP Nov 2023 No. 03161 \$45,286.50 KML Law Group, P.C.

2409-414

2050 Reed Street 19146 36th Wd. 960 Sq. Ft. BRT #363007300 Improvements: Residential Property
ARRON LATIMER CP Dec 2023 No. 01945 \$321,027.42 KML Law Group, P.C.

2409-415

1746 South Avondale Street 19142 40th Wd. 1760 Sq. Ft. BRT #401185800 Improvements: Residential Property
SIA SAMORLU EFFA AKA SIAH SAMOLU EFFA, AS ADMINISTRATRIX OF THE ESTATE OF FRANCES F. EFFA, DECEASED CP Oct 2019 No. 03201 \$74,325.63 KML Law Group, P.C.

2409-416

29 East Gowen Avenue 19119 9th Wd. 6203 Sq. Ft. BRT #091040300 Improvements: Residential Property
WINFRED T. HOLT JR. CP Jul 2019 No. 00967 \$253,615.01 KML Law Group, P.C.

2409-418

40 East Slocum Street 19119 22nd Wd. 1535 Sq. Ft. BRT #222043500 Improvements: Residential Property
BERNADINE GLENN SOLELY IN HER CAPACITY AS HEIR OF CALVIN T. GLENN, DECEASED CP Mar 2022 No. 01500 \$120,048.23 KML Law Group, P.C.

2409-419

1057 South 53rd Street 19143 51st Wd. 1200 Sq. Ft. BRT #511044300 Improvements: Residential Property
KALLANDRA A. BOSTICK KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND LIONEL W. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND MARIO B. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND MARIO B. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND UNKNOWN SURVIVING HEIRS OF LOVELLA BOSTICK CP Sep 2022 No. 01555 \$139,744.07 McCabe, Weisberg & Conway, LLC

2409-420

3816 Charteris Road 19154 66th Wd. 2900 Sq. Ft. BRT #662435600 Improvements: Residential Property
ANTOINETTE BASTIAN A/K/A ANTIONETTE BASTIAN CP Jan 2023 No. 01618 \$10,126.90 McCabe Weisberg & Conway LLC

2409-421

231 South 61st Street 19139 3rd Wd. 1203 Sq. Ft. BRT #031173600 Improve-

SHERIFF'S SALE

ments: Residential Property
FOLIA PROPERTIES LIMITED LIABILITY COMPANY CP Nov 2023 No. 00849 \$100,684.94 Friedman Vartolo LLP

2409-422

848 North Union Street 19104 24th Wd. 1065 Sq. Ft. BRT #243155200 Improvements: Residential Property Subject To Mortgage
HUSTLE LIFE INVESTMENTS LLC CP Jan 2024 No. 02037 \$193,926.15 Friedman Vartolo LLP

2409-423

1923 Gerritt Street 19146 36th Wd. 819 Sq. Ft. BRT #363012600 Improvements: Residential Property Subject To Mortgage
LYM DEVELOPMENT, LLC CP May 2023 No. 00621 \$273,106.05 Gingo Palumbo Law Group LLC

2409-424

2255 Greenwich Street 19146 36th Wd. 1770 Sq. Ft. BRT #364041400 Improvements: Residential Property Subject To Mortgage
LYM DEVELOPMENT, LLC CP May 2023 No. 00642 \$239,515.14 Gingo Palumbo Law Group LLC

2409-425

1357 Jerome Street 19140 43rd Wd. 1273 Sq. Ft. BRT #433199500 Improvements: Residential Property
JAMES H. SIMMONS CP Mar 2023 No. 01059 \$114,279.80 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-426

5842 North Hope Street 19120 61st Wd. 1584 Sq. Ft. BRT #612461900 Improvements: Residential Property
ESTATE OF LORRAINE KIRVEN, LAST RECORD OWNER/MORTGAGOR RICHARD KELSEY KIRVEN, KNOWN HEIR OF LORRAINE KIRVEN; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF LORRAINE KIRVEN AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST CP Nov 2022 No. 00321 \$54,343.77 U.S. Bank National Association, Not In Its Individual Capacity But Soley As Trustee For The Rmac Trust, Series 2018-g-ctt

2409-427

1505 Green Street 19130 8th Wd. 3636 Sq. Ft. BRT #881800000 Improvements: Residential Property
JODIE L. GRECO CP Apr 2024 No. 02897 \$1,109,663.56 Salaman Law

2409-428

4616 Vista Street 19136 41st Wd. 900 Sq. Ft. BRT #412201400 Improvements: Residential Property
DARNELL RUSSELL INVESTMENTS, LLC CP Apr 2023 No. 01636 \$173,394.16 Padgett Law Group

2409-429

823 Hutton Street 19104 6th Wd. 1104 Sq. Ft. BRT #062304900 Improvements: Residential Property Subject To Mortgage
DARNELL RUSSELL INVESTMENTS, LLC FKA RUSSELL ENTERPRISES, LLC CP Feb 2023 No. 02000 \$264,002.58 Eckert Seamans Cherin & Mellott, LLC

2409-430

2603 Hobson Street 19142 40th Wd. 1104 Sq. Ft. BRT #406082900 Improvements: Residential Property
UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF DEWITT A. COOPER, DECEASED; CYNTHIA BOOKER, SOLELY AS HEIR OF DEWITT A. COOPER, DECEASED; KEVIN BOOKER, SOLELY AS HEIR OF DEWITT A. COOPER, DECEASED CP Sep 2022 No. 00064 \$61,117.57 Romano, Garubo & Argentieri

2409-431

4431 Oakland Street 19124 23rd Wd. 3075 Sq. Ft. BRT #234233000 Improve-

SHERIFF'S SALE

ments: Residential Property
G&S INVESTMENT SERVICES LLC
AND GREGG PIERRE-LOUIS INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP Apr 2024 No. 03709 \$78,902.33 KML Law Group, P.C.

2409-432

717 South 60th Street 19143 46th Wd. 1456 Sq. Ft. BRT #033196700 Improvements: Residential Property
KRISTAL BELLINGER CP Nov 2023 No. 01968 \$79,244.60 Albertelli Law

2409-433

1412 East Sharpnack Street 19150 50th Wd. 1313 Sq. Ft. BRT #501471700 Improvements: Residential Property
ESTATE OF MATILDA L. HARRIS, DECEASED LAST RECORD OWNER/MORTGAGOR AND ERIC O. WATSON, INDIVIDUALLY AS HEIR AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MATILDA L. HARRIS AND DARRIN WATSON, KNOWN HEIR OF MATILDA L. HARRIS CP Jul 2022 No. 01940 \$135,119.31 U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee For The Rmac Trust, Series 2018-g-ctt

2409-434

5830 Cedar Avenue 19143 3rd Wd. 1202 Sq. Ft. BRT #032140800 Improvements:

SHERIFF'S SALE

Residential Property Subject To Mortgage
CHRISTOPHER COMRIE CP Apr 2024 No. 0057 \$128,782.55 Brock & Scott, PLLC

2409-435

6918 Forrest Avenue 19138 10th Wd. 1500 Sq. Ft. BRT #102516800 Improvements: Residential Property
TANYA M. NEWMAN CP Jul 2022 No. 00082 \$170,722.77 Brock & Scott, PLLC

2409-436

3454 Hurley Street 19134 7th Wd. 924 Sq. Ft. BRT #073139500 Improvements: Residential Property Subject To Mortgage
TIMOTHY M. TRACY CP Oct 2023 No. 03392 \$22,037.29 Brock & Scott, PLLC

2409-437

4164 North Fairhill Street 19140 43rd Wd. 928 Sq. Ft. BRT #433255400 Improvements: Residential Property Subject To Mortgage
VICTOR OCASIO CP Aug 2023 No. 00042 \$64,094.09 Brock & Scott, PLLC

2409-438

929 West Butler Street 19140 43rd Wd. 976 Sq. Ft. BRT #432226600 Improvements: Residential Property Subject To Mortgage
JERMAINE WHITEHEAD AND JULIET JACKSON CP Mar 2024 No. 00529

SHERIFF'S SALE

\$36,760.73 Brock & Scott, PLLC

2409-439

2740 North 19th Street 19132 11th Wd. 1110 Sq. Ft. BRT #111221200 Improvements: Residential Property
MARKIE J. SMITH INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF DELORES ANN SMITH DECEASED HEIR OF MARVIN GARRIS AKA MARVIN M. GARRISSR. DECEASED; LIONELL K. SMITH INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF DELORES ANN SMITH DECEASED HEIR OF MARVIN GARRIS AKA MARVIN M. GARRIS SR. DECEASED; LEO C. SMITH IN HIS CAPACITY AS HEIR OF DELORES ANN SMITH DECEASED HEIR OF MARVIN GARRIS AKA MARVIN M. GARRIS SR. DECEASED; TEDDY SMITH IN HIS CAPACITY AS HEIR OF DELORES ANN SMITH DECEASED HEIR OF MARVIN GARRIS AKA MARVIN M. GARRIS SR. DECEASED; UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MARVIN GARRIS AKA MARVIN M. GARRIS SR. DECEASED; UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR

SHERIFF'S SALE

INTEREST FROM OR UNDER DELORES ANN SMITH DECEASED HEIR OF MARVIN GARRIS AKA MARVIN M. GARRIS SR. DECEASED CP Jan 2020 No. 03610 \$48,532.93 Brock & Scott, PLLC

2409-440

1362 Colwyn Street 19140 43rd Wd. 1232 Sq. Ft. BRT #433190600 Improvements: Residential Property
LILLIAN M. ROSS CP Mar 2023 No. 02805 \$42,154.26 McCabe Weisberg & Conway LLC

2409-441

2717 West Jefferson Street 19121 29th Wd. 744 Sq. Ft. BRT #292048110 Improvements: Residential Property
BRUCE HARMON AND 1303 N. 52ND STREET LLC CP Dec 2023 No. 01747 \$264,960.46 Hladik, Onorato & Federman, LLP

2409-442

3871 Frankford Avenue 19124 45th Wd. 1136 Sq. Ft. BRT #452271600 Improvements: Residential Property
YRIS TAVAREZ CP Sep 2023 No. 01196 \$124,878.63 Hladik, Onorato & Federman, LLP

2409-443

1108 Durfor Street 19148 39th Wd. 728

SHERIFF'S SALE

Sq. Ft. BRT #394095900 Improvements: Residential Property Subject To Mortgage
NIKKI ERICA JOHNSON A/K/A NIKKI E. LATTERA CP Dec 2023 No. 02483 \$162,958.63 Orlans PC

2409-444

5916 Belmar Street 19143 3rd Wd. 1150 Sq. Ft. BRT #034109600 Improvements: Residential Property
ANOTHER INVESTMENT 1 LLC CP Mar 2023 No. 00095 \$63,702.20 Hill Wallack LLP

2409-445

845 East Rittenhouse Street 19138 59th Wd. 2379 Sq. Ft. BRT #591132300 Improvements: Residential Property Subject To Mortgage
UNKNOWN SURVIVING HEIR OF HELEN M EAVERLY CP Oct 2023 No. 01057 \$192,734.13 Buchanan Ingersoll & Rooney PC

2409-446

1020 Sydney Street 19150 50th Wd. 2768 Sq. Ft. BRT #502466800 Improvements: Residential Property Subject To Mortgage
UNKNOWN SURVIVING HEIRS OF AUGUSTINA A. BANKS CP Nov 2023 No. 02111 \$279,776.75 Buchanan Ingersoll & Rooney PC

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