

The Legal Intelligencer

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PHILADELPHIA, TUESDAY, AUGUST 20, 2024

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LEGAL LISTINGS

COURT NOTICES

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

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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.

Court Notices continues on 6

I N S I D E

Common Pleas Court:	8 Public Notices
3 Civil Listings	5 U.S. Bankruptcy Court
4 Criminal Listings	5 U.S. Court of Appeals
3 Family Court	5 U.S. District Court
4 Municipal Court	2 Trial List
5 Orphans' Court	

DISTRICT COURT

NOTICE

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached to 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.

J. GOLDBERG Chief Judge

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

MONDAY, AUGUST 26, 2024 Trial Date

19-cv-1175 VALENTIN v. PHILADELPHIA COUNT

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 21, 2024 Sentencing

21-cr-0211 USA v. SINGLETARY

MONDAY, AUGUST 26, 2024 Sentencing

20-cr-0320 USA v. SALERNO

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

MONDAY, AUGUST 26, 2024 Miscellaneous Hearing

16-cv-6516 PROMPTU SYSTEMS CORPORATION v.

TUESDAY, AUGUST 27, 2024 Sentencing

23-cr-0021 USA v. DANIELS

WEDNESDAY, AUGUST 28, 2024 Trial Date

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

WEDNESDAY, AUGUST 21, 2024 Motion Hearing

24-cv-2576 RIVERTOWN TCI, L.P. v. OPTMYZ

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.

WEDNESDAY, AUGUST 21, 2024

Extradition Hearing

23-cr-0500 USA v. PEREZ

Revocation Superv Rls-FinalHrg

17-cr-0423 USA v. FLYNN

THURSDAY, AUGUST 22, 2024 Sentencing

19-cr-0064 USA v. MASSA

Status Conference/Hearing

22-cr-0334 USA v. CRUZ

TUESDAY, AUGUST 27, 2024 Sentencing

23-cr-0075 USA v. LARUSSO

WEDNESDAY, AUGUST 28, 2024

Evidentiary Hearing

22-cr-0067 USA v. GRANOWSKI

Motion Hearing

22-cv-4461 SAHIR v. GROW MECHANIC SHOP, L

G.A. MCHUGH, J.

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

BEETLESTONE, J. Courtroom 3B

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

THURSDAY, AUGUST 22, 2024 Status Conference/Hearing

23-cr-0454 USA v. BYRD

WEDNESDAY, AUGUST 28, 2024 Sentencing

23-cr-0413 USA v. PINEDA CASTELLANO

KEARNEY, J.

Deputy Clerk: Ulrike Hevener (267) 299-7688

MONDAY, AUGUST 26, 2024 Revocation Superv Rls-FinalHrg

17-cr-0486 USA v. JORDAN

TUESDAY, AUGUST 27, 2024 Status Conference/Hearing

15-cr-0201 USA v. MITCHELL

WEDNESDAY, AUGUST 28, 2024

Jury Trial

23-cr-0379 USA v. BONAPARTE

PAPPERT, J.

Civil Deputy Katie Furphy (267) 299-7530 Criminal Deputy Jeff Lucini (267) 299-7537

TUESDAY, AUGUST 27, 2024 Pretrial Conference/Hearing

23-cr-0477 USA v. JONES

J.F. LEESON, JR., J.

Civil Duputy Clerk: Diane J. Abeles

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

TUESDAY, AUGUST 27, 2024 Revocation Superv Rls-FinalHrg

21-cr-0262 USA v. FEGELY

Sentencing

22-cr-0258 USA v. SMITH

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.

MONDAY, AUGUST 26, 2024 Change of Plea Hearing

23-cr-0412 USA v. TAHIR-LIGHTBOURNE

Trial Date

22-cr-1509 Sargent et al v. School Distri

TUESDAY, AUGUST 27, 2024 Pretrial Conference/Hearing

24-cv-2420 Schutts et al v. The Universit

Status Conference/Hearing

24-cv-2088 LEE v. MCDONOUGH

WEDNESDAY, AUGUST 28, 2024 Change of Plea Hearing

24-cr-0138 USA v. ORTIZ

Pretrial Conference/Hearing

24-cv-2285 GREENE v. WALMART STORES EAST

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

WEDNESDAY, AUGUST 21, 2024 Motion Hearing

22-cr-0460 USA v. GRAY

THURSDAY, AUGUST 22, 2024 Arraignment

24-cr-0205 USA v. DANIEL

K. S.. MARSTON, J. Courtroom TBA

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

THURSDAY, AUGUST 22, 2024 Settlement Conference

24-cv-0187 GROSE v. WERNER ENTERPRISES, I

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

24-cv-1412 LANDMARK AMERICAN INSURANCE CO

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

WEDNESDAY, AUGUST 21, 2024 Motion Hearing

23-cr-0215 USA v. JONES

MONDAY, AUGUST 26, 2024 Arraignment

24-cr-0261 USA v. SANDERS

TUESDAY, AUGUST 27, 2024 Sentencing

23-cr-0215 USA v. SANDERS

WEDNESDAY, AUGUST 28, 2024

Revocation Superv Rls-FinalHrg

23-cr-0193 USA v. WILLIAMS

MURPHY, J. Courtroom 3B

Courtroom Deputy: Kerry Christy 267-299-7510

WEDNESDAY, AUGUST 21, 2024 Motion Hearing

24-cv-3003 Blankenship v. FINANCIAL INDUS

23-cr-0470 USA v. PEREZ

Status Conference/Hearing

23-cr-0470 USA v. PEREZ

MONDAY, AUGUST 26, 2024 Revocation Superv Rls-FinalHrg

23-cr-0256 USA v. SHARPE

TUESDAY, AUGUST 27, 2024 Motion Hearing

22-cv-1074 OKPOR v. WILLIAMS et al

24-cv-3580 WADE v. STATE OF PENNSYLVANIA

WEDNESDAY, AUGUST 28, 2024

Status Conference/Hearing

23-cr-0153 USA v. MOUSSA

SCOTT, J. Courtroom 13B

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

WEDNESDAY, AUGUST 28, 2024 Status Conference/Hearing

21-cr-0210 USA v. GEDEON

H. BARTLE, III, S.J.

The Legal Intelligencer

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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

MONDAY, AUGUST 26, 2024
Jury Trial
09:30 A.M.
23-cr-0348
USA v. ORTIZ

WEDNESDAY, AUGUST 28, 2024
Revocation Superv Rls-FinalHrg
11:00 A.M.
23-cr-0279
USA v. FIGUEROA-CABRERA

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

MONDAY, AUGUST 26, 2024
Motion Hearing
10:30 A.M.
24-cv-1895
AMERICAN SOCIETY FOR TESTING A

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

MONDAY, AUGUST 26, 2024
Jury Trial
09:30 A.M.
22-cr-0205
USA v. MURRAY

Sentencing
01:00 P.M.
23-cr-0139
USA v. BROWN

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

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

WEDNESDAY, AUGUST 21, 2024
Motion Hearing
09:00 A.M.
23-cv-4135
KATZ et al v. PANERA BREAD COM

THURSDAY, AUGUST 22, 2024
Arbitration Hearing
09:30 A.M.
24-cv-0029
WHITE v. PLYMOUTH ROCK ASSURAN

Trial Date
09:00 A.M.
23-cv-4953
PHILLIPS v. DELAWARE COUNTY
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
02:30 P.M.
24-cv-1022
INGRAO et al v. ADDSHOPPERS, I

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

THURSDAY, AUGUST 22, 2024
Settlement Conference
10:00 A.M.
24-cv-1353
POWERS et al v. AIRGAS, INC. e

CARLOS, M.J.
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

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

TUE., AUGUST 20, 2024
8 A.M.
0012404-0317D. A. Berlin; G.
Schafkopf; M. B. Weisberg
Hebeler v. Thomas Jefferson Univ. Hosp.s,
C. M. Bohmueller; H. J. Hulit

9 A.M.
0012405-1161W. C. Bensley
Elsasser v. Abelloff Nissan et al.
G. F. Lipski; M. L. Simpson
0022405-1165
Walker v. Smith

0032405-1168
Ituah v. McGorrey et al.
O. Sokolov

0042405-1177E. Feldman
Davis v. Imperial Security et al.
C. M. Scheuerman; T. Guerrero

1 P.M.
0012405-1180

Hill v. All Unknown Occupants
0022405-1181D. N. Rubin
Guillermo v. Wooten et al.
Z. Perlick
0032405-1187L. K. Hill; S. A. Quinn
King v. Childs et al.

10 A.M.
0012405-1188
Ituah v. All Occupants
0022405-1193E. J. Gilson
Foster v. Clore et al.

0032405-1196R. W. Johnson; V. P. Wilson
Davenport v. Jackson et al.
J. J. McGrath
0042405-1207M. L. Greenfield
Atkinson v. Zip Car Inc. et al.
C. P. Labletta

10:30 A.M.
0012405-1264A. B. Quinn
McAnally v. Giunup et al.
0022405-1270B. Hanratty
Wilson v. Taylor

11 A.M.
0012404-1934A. Chigounis
Meridian Equipment Finance Llc v. Oak
Shadow Contr
0022405-1235D. T. Williams
MacHuca v. Colon-Soto et al.

0032405-1237M. H. Foster Esq
Moore v. Bullock et al.
0042405-1238B. J. Atkins; P. Holloway
Lauria et al. v. Lu et al.
R. A. Nolan

11:30 A.M.
0012405-1271S. I. Leon
Glas v. State Farm Mutual Automobile
Insurance Com
K. R. Haywood
0022405-1272B. A. Swartz; M. J. McElvenny
Soler v. Yellowbird Bus Company Inc. et al.
A. Carrafiello; J. E. Tenthoff

2 P.M.
0012404-2405
Powell v. Lee
0022405-1226M. T. Vanderveen
Colon v. Mamacia Grocery Inc. et al.
E. Merrigan
0032010-1532R. A. Powell; R. P. Myers
Dixon et al. v. Greater Delaware Valley
Society of T
E. A. Malloy; J. A. Cabrera

2:30 P.M.
0012008-1768A. E. Denenberg; A. L. Bonner; J. Shub; S. E. Holbrook
Pugh v. Chhs Hosp. Company, Llc et al.
A. V. Batoff; B. S. Teris; D. J. Sobol; D. E. Renner; M. B. Kelleher; S. T. Oneal; W. D. Albert

3 P.M.
0012405-1244I. Hower; R. T. Lynch
Fang v. Sabeeh et al.
C. A. Abruzzo; S. L. Gordon
0022405-1246S. A. Ricci
Johnson v. Academic Properties Inc. et al.
A. W. Hinkle; N. M. Cordero
0032405-1254J. A. Malley
Henderson v. Sutton et al.

0042405-1258X. P. Hayden
Frederick v. Gulf Gas Station et al.
L. A. Buckalew
FRI., AUGUST 23, 2024
8 A.M.
0012405-1854A. R. Spirt
Witherspoon v. Dougherty et al.
D. A. Brockman; M. Lowry
0022405-1946C. Hahn; L. P. Haberman
Evans v. Reading Hosp. Rehabilitation At
Wyomis
M. Lowry; R. S. Margulies
0032405-1955I. T. Norris
Mamadou Administratrix of The Estate Joan
M. Patte v. Reading Hosp. Rehabilitation At
Wyomis

B. M. Littman; M. C. Thompson
0042405-1974J. P. O'Neill; S. Specter
Daniel et al. v. Tenet Healthsystem
Hahnemann, Llc E
D. M. McGeady; E. G. Oconnor; G. E. Doherty Hillebrand; J. A. Doherty; M. I. Lamanna; M. J. Butler; M. C. Thompson; T. A. Vizza

0052405-2000M. S. Kardos
Spina et al. v. Ulicny et al.
C. Page; J. C. Lehman; T. A. McCormack
0062405-2061M. A. Washington
Armentani v. Thomas Jefferson Univ. Hosp.
C. M. Bohmueller; E. M. Ross; J. P. Kilcoyne; K. M. Castagna; M. J. Schoen; S. M. Baker

9 A.M.
0012403-1131A. A. Nichols
Mosquera v. Dioses et al.
0022403-3004M. I. Simon
Wheeler et al. v. Kamara
R. A. Steiger; T. M. Arechabala
0032404-1624C. R. Durso
Yates et al. v. Lasky et al.
A. Vetrini; A. K. Paparelli; S. Randazzo; W. L. Thrall III

0042404-1707D. F. Marks
Newrez Llc v. Darryl McBride, As
Administrator of
1 P.M.
0012405-1566A. B. Gorodtzer
Rhoades v. Fogo De Chao Churrascaria (
King of Pru
0022405-1567
Hawkins et al. v. Nettles

0032405-1569D. L. Woloshin; D. S. Ronsayro; J. Schlossberg
Olsman et al. v. City of Philadelphia et
al. et al.
M. C. Thurmond
0042405-1572A. R. Perry
Wilder, Administratrix of The Estate of Ella
Berry v. City of Philadelphia et al. et
al. et al.

0052405-1575M. I. Simon
Bey et al. v. Young et al.
0062405-1576S. B. Cheiken
The Articulate Foundation v. Lehigh Valley
Public

10 A.M.
0012404-1829M. I. Simon
Jackson v. Walmart Stores East, Lp. et al.
T. L. Mueller
0022404-1878
Clark Carlson v. Bridesburg Properties Llc
et al.

0032406-0599L. B. Himmelstein
Coss v. Extra Space Storage Inc. et al.
0042406-2380L. B. Himmelstein
Coss v. Extra Space Storage Inc. et al.
0052405-0253J. Harris
Cinderella Properties v. Fisher
S. K. Page

0062405-1579M. I. Simon
Arthurs v. Browns Wyncote, Llc et al.
E. A. Chalik
0072405-1581W. H. Bishop
Brunson v. Solid Waste Services Inc. et al.
G. W. Fox

11 A.M.
0012405-1592B. J. Atkins; J. B. Dilsheimer
Legensky et al. v. General Exposition Services
Inc.
G. Capuano; G. M. Mallon
0022405-1593M. I. Simon
Porter v. City of Philadelphia
T. H. Lipscomb
0032405-1594P. Smoker
Bird v. Bird et al.
R. L. Foxworth

0042405-1596
Guyton v. Rodriguez et al.
0052405-1599B. P. McGovern
Muldoon v. M&T Security
0062405-1600A. Sklar
Univ. Spine Ctr. v. Gallagher
D. M. Offen

11:30 A.M.
0012405-1638G. M. Ross
Farrow v. First Development Builders Inc.
et al.
1:30 P.M.
0012405-1616M. I. Luber
Stanton v. Septa
L. D. James

0022405-1624W. I. Siegel
McClam v. Gafney et al.
M. I. Francesco; M. Zabel
2 P.M.
0012405-1584A. B. Carickhoff; L. E. Bendesky
West v. Monsanto Company et al.
0022405-1586N. M. Durso; T. Tomlinson
Dowling et al. v. Smith et al.
T. J. McKenzie; T. W. Nardi
0032405-1587M. I. Simon
Anderson v. Sears
C. Ackley

0042405-1589M. I. Simon
Mays v. Ferguson et al.
A. J. Milisits; B. N. Gialloredo; J. M. Pecci
0052405-1590M. Breslin
Cooper v. Ramos-Santiago

2:30 P.M.
0012405-1644J. V. Calcagno
Okh-Ph Owner Llc, A Delaware Limited
Liability Com v. Ramos-Santiago
0022405-1647J. M. Kaminsky
Commonwealth Land Title Insurance
Company v. Banzo

3 P.M.
0012405-1602M. V. Tinari
Griffin v. Semcheski et al.
B. A. Carter; K. L. Raymond
0022405-1603L. B. Himmelstein
Harris-West v. Wolfington et al.
A. L. Davis; D. J. Rucket; L. A. Cauley
0032405-1608E. E. Pine
Perry v. Dong et al.
J. L. Gilman; S. J. Moore
0042405-1609E. E. Pine
Tyler v. Freyschlag
J. M. Ramirez

FAMILY COURT
DIVISION

AUGUST 20, 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 9:30
A.M.) (T 12:30 P.M.)
JCHO CICCONE (F 9:30 A.M.)
JCHO GIUSINI (TH 12:30
P.M.)

3E CASES HEARD IN 3G
Courtroom--4A
JCHO CICCONE (TH)
Courtroom--4B
JCHO GIUSINI
Courtroom--4C
GREY, J.

Courtroom--4D
MCCABE, J. (Ex M)
Courtroom--4E
FERNANDES, J.
Courtroom--4G
IRVINE, J. (M,T)
KRISTIANSSON, J.(W)

Courtroom--5A
BARISH, J.
Courtroom--5B
MCLAUGHLIN, J.
Courtroom--5C
CANTY, J.

Courtroom--5D
SABATINA, J.
Courtroom--5E
JCHO SHULER (T 9:30 A.M.)
IRVINE, J. (W)
Courtroom--5F
FURLONG, J.
Courtroom--5G
JCHO STOKES
Courtroom--6H
GORDON, J.

JCHO MCCULLOUGH T,TH
1 P.M.
JJSJ JCHO MCCULLOUGH
DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.

Courtroom--3A
SANDHER, J. (M,T,W,TH)
3E(F)
Courtroom--3B
COHEN, J. (Out)
Courtroom--3C
JACKSON, J.

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

Courtroom--4F
KRISTIANSSON, J.
(M,T,TH,F) 4G(W)
Courtroom--6A
LITWIN, J.
Courtroom--6B
FANNING, J. (W)6G(T,TH)

**Courtroom--6C
FORD, J.****Courtroom--6D
WAHL, J.****Courtroom--6E
PAPADEMETRIOU, J. (Out)****Courtroom--6F
SULMAN, J.****Courtroom--7B
CHEN, J.****CRIMINAL TRIAL DIVISION****TUESDAY, AUGUST 20, 2024****Room 505—PALUMBO, J.**

Bellmon, Rashe (Def. Assoc.)
Burnett, Shawayne (Johnson, Shaka Mzee)
Clark, Jordan (Hueston, Colin Richard)
Domenech, Luis (Def. Assoc.)
Flanders, Eric (Def. Assoc.)
Frazier, Earl (Def. Assoc.)
Hammerquist, Ryan (McCrae, Kendra Ilene)
Kirksey, Shamsideen Ali (Montoya, William Christopher)
Lyles, Brock P. (Wolfe, J. Matthew)
Mapp, Andrew (Def. Assoc.)
Perez, Brianna (Def. Assoc.)
Rivers, Shymid (Def. Assoc.)
Santiago, Javier (Narcisi, Laurence Anthony III)
Thompson, Derrel (Def. Assoc.)
Yost, Daniel (Def. Assoc.)

Room 507—MCDERMOTT, J.

Boone, James J. (Stretton, Samuel C.)
Drew, Nigel (Mandell, Lee)
Duncan, Tariq (Def. Assoc.)
Fletcher, Noel (Fiore, Todd R.)
Harris, Tyrone (Abdul-Rahman, Qawi)
Herrera, Jose (Fitzpatrick, Thomas Odell)
Hool, Emmitt (Goodman, Leon Dominic)
Mack, Dwight (Def. Assoc.)
Mcmillan, Jalen (Boyd, Matthew Christopher)
Neal, Devontay (Def. Assoc.)
Santalla, Daniel (Sciolla, Guy R. II)
Smith, Kassem J. (Def. Assoc.)
Tilghman, Phillip (Def. Assoc.)
Zlatkovskiy, Vyacheslav (Shnayder, Stanislav)

Room 605—BROWN, J.

Allen, Bobby (Goodman, Leon Dominic)
Avery, Jamal E. (Def. Assoc.)
Aydelotte, Dylan (Adams, Mark Wayne Franklin)
Aydelotte, Dylan M. (Def. Assoc.)
Bennett, Keyanna (Stenson, Derek Alan)
Brown, Namil (Ceehan, Edward C. Jr.)
Brown, Shane (Coleman, Joseph L.)
Burton, Rakhana L. (Def. Assoc.)
Cochran, Dionjana (Colon, Christian)
Cooper, Robert (Def. Assoc.)
Custus, Wahikee (Def. Assoc.)
Douglas, Marquise (Defino, Michael A.)
Elam, Ahmad (Sciolla, Guy R. II)
Fakolee, Mohammed (Lorusso, Vincent M.)
Finney, Bernard (Def. Assoc.)
Howard, Sharif (Savino, Louis Theodore Jr.)
Howard, Rahmair (Def. Assoc.)
Hudson-howard, Kareem (Def. Assoc.)
Jermigan, Dominic (Def. Assoc.)
Johns, Arnet (Stenson, Derek Alan)
Jones, Isaiah E. (Def. Assoc.)
Jones, Santino (Def. Assoc.)
King, Mustafa (Def. Assoc.)
Lane, Ameer (ASSOCIATION, DEFENDER)
Mccaskill, Antonio (Def. Assoc.)
Noel, David (Def. Assoc.)
Price, Carlysle (Piccarreto, Marisa Anne)
Raynor, Tylikea A. (Boyd, Matthew Christopher)
Rinehart, Rhashed (Johnson, Shaka Mzee)
Rogers, Nasir (Walker, David Michael)
Scott, Simon (Auspitz, Charles)
Smith, Bianca (Colon, Christian)
Stallworth, Demetrious (Def. Assoc.)
Ward, Takia (Def. Assoc.)
Wilkinson, Ishmail (Def. Assoc.)
Wilson, Jayson A. (Defino, Michael A.)
Winters, Joshua (Mallis, Paul Jared)
Wright, Diana (Def. Assoc.)

Room 701—WASHINGTON, J.

Brown, Majesty (Yee, Adam Sequoyah)
Caple, Anthony (Def. Assoc.)
Cleto-adames, Anthony (Ortiz, Luis A.)
Fernandez, Abdael (Def. Assoc.)
Fisher, Andrew (Parkinson, Michael Patrick)
Hawkins, Kyseem (Def. Assoc.)
Hernandez, Juan (Szanto, Jules Norris)
Long, Jymir M. (Def. Assoc.)
Reyes, Angie (Def. Assoc.)
River-torres, Wilfredo (Def. Assoc.)
Rodriguez-guzman, Anthony (Savino, Louis Theodore Jr.)
Santiago-rivera, Jeymarie (Piccarreto, Marisa Anne)
Soto-gonzalez, Luis (Coleman, Joseph L.)
Toledo-gonzalez, Joseph (Savino, Louis Theodore Jr.)
Tyler, Louis (Mosser, Todd Michael)

Room 702—HANGLEY, J.

Berdecia, Josue (Cohen, Elliot Marc)
Charles, Syfah (Hughes, Evan T. L.)
Daniels, Wayne (Def. Assoc.)
Devlin, Khalil (Abdul-Rahman, Qawi)
Dicks, Lawrence (Def. Assoc.)
Fuchs, Marc (Def. Assoc.)
Hear, Kristopher (Def. Assoc.)
Hernandez, Chantal (O'Donnell, Joseph H. Jr.)
Jefferson, Rashim (Mann, Jessica Consuela)
Johnson, Nasir (Def. Assoc.)
Jones, Elijah L. (Consadene, Jonathan D.)
Maddox, Keyohn (Def. Assoc.)
Molina, Alejandro (Hurley, Eileen J.)
Reddy, Salahudin (Petrone, Anthony J.)

Room 704—YU, J.

Blackwell, Tiyon (Def. Assoc.)

Brazzle, Semaj (Def. Assoc.)
Broadway, Alexis (Def. Assoc.)
Bullock, Christina (Def. Assoc.)
Campbell, Ahsen (Server, Gary Sanford)
Davis, Nyadja (Def. Assoc.)
Dean, Travon (Def. Assoc.)
Dejesus, Luis (Ringgold, Hamilton Jr.)
Dennis, William Terrill T. (Def. Assoc.)
Diego, Shannon (Levin, Andrew Joseph)
Francis-santucci, John (Stern, Douglas Nathaniel)
Galarza, Angel (Def. Assoc.)
Garcia, Markos (Tinari, Eugene P.)
Hardy, Elijah (Def. Assoc.)
Jefferson, Jonathan (Def. Assoc.)
Johnson, Eric (Def. Assoc.)
Lewis, Nyzeem (Osei, Nana Yaw Adom)
Mcdowell, Michael (Def. Assoc.)
Ocasio, Edwin (Levin, Andrew Joseph)
Rodriguez, Miguel (Morris, Glen Richard)
Snyder, Rhamier (Walker, John Robert)
Thompson, Cameron (Alva, Jeremy Evan)
Tolentino, Angel Luis (Rivera, Edwin R.)
Tyler, Donald (Def. Assoc.)
White, Phylcia (Stenson, Derek Alan)
Williams, Tyler (Def. Assoc.)
Wilson, Christian (Def. Assoc.)
Windom, Raheem (Yee, Adam Sequoyah)
Wyatt, Damire (Scarpello, Joshua E.)
Zaakir, Mcclendon (Def. Assoc.)

Room 705—WILLIAMS, J.

Alamo, Juan (Def. Assoc.)
Brown, Shawn (Def. Assoc.)
Jimenez, Stephanie (Savino, Louis Theodore Jr.)
Jordan, Destiny (Def. Assoc.)
Lewis, Malik (Def. Assoc.)
Mccall, Jalisa (Def. Assoc.)
Pearson, Jessica (Def. Assoc.)
Pough, Rasheed (Def. Assoc.)
Tan, Lisa (Def. Assoc.)
Ubiles, Clara (Def. Assoc.)
Williams, Jagger (Def. Assoc.)

Room 707—CAMPBELL, J.

Batista-polanco, Alexander (Van Der Veen, Michael T.)
Brown, Kiara (Kadish, Jason Christopher)
Gibson, Al Muslim A.
Gordon, Starasia (Palividas, Pantellis)
Legree, Joshua (Goldstein, Zak Taylor)
Linder, Christopher (Hurley, Eileen J.)
Martinez-fernandez, Yobranney (Schultz, Joseph Todd)
Molica, Andrea (Def. Assoc.)
Pena-fernandez, Hendrick (Gamburg, Robert Marc)
Turner, Phillip (Dolfman, Douglas Lee)
Young, Stephen A. (Def. Assoc.)

Room 708—LIGHTSEY, J.

Burrell, Khalil (Johnson, Shaka Mzee)
Crawford, Nijah (Datner, Robert Frederick)
Foreman, Charles C. (Def. Assoc.)
Gillmore, Marshall (Def. Assoc.)
Hicks, Charles (Piccarreto, Marisa Anne)
Mennig, Shawn (Def. Assoc.)
Mosley, Naim (Def. Assoc.)
Muhamaad, Haamna (Piccarreto, Marisa Anne)
Rivera, Juan (Def. Assoc.)
Salazar, Reyes (Stenson, Derek Alan)
Salazar, Reyes A. (Stenson, Derek Alan)
Vargas, Noel (McCaul, John Francis)

Room 801—GIBBS, J.

Benson, Jayson (Def. Assoc.)
Deandrade, Jeferson (Fish, Illon Ross)
Geffrard, Jean K. (O'Connor, Lawrence J. Jr.)
Johnson, Kariem (Def. Assoc.)
Johnson, Terrelle (Sigman, Scott Philip)
King, Marquise A. (Szanto, Jules Norris)
Mohammed, Nyjee (Yee, Adam Sequoyah)
Rodgers, James (Rodgers, Adam J.)
Smith, Alex (Walsh, John M.)

Room 804—SAWYER, J.

Aguayo, David (Def. Assoc.)
Alvarado, Joshua (Def. Assoc.)
Bernardo, Brian (Palazzo, Valerie Joy)
Bressi, Richard (Def. Assoc.)
Brewster, Rashon (Def. Assoc.)
Butler-mitchell, Naquin (Def. Assoc.)
Byers, Hakeem (Def. Assoc.)
Callahan, Michael F. (Kelly, Joseph Kevin)
Carter, Wesley (Colon, Christian)
Figueroa, Loise (Def. Assoc.)
Hair, Krishnaun D. (Parkinson, Michael Patrick)
Hair, Krishnaun D. (Parkinson, Michael Patrick)
Harper, Shaifir (Silver, Gary Scott)
Herbert, Casey R. (Def. Assoc.)
Kulb, Vernon (Def. Assoc.)
Martinez, Jesus (Marroletti, John A.)
Mcknight, William (Def. Assoc.)
Mitchell, Nazir N. (Def. Assoc.)
Morales, Robert (Def. Assoc.)
Stauffer, Steven (Turner, Dennis Irwin)
Stewart, Karen (Def. Assoc.)
Thorpe, Shareem (Def. Assoc.)
Welch, Rodney (Mann, Jessica Consuela)
Williams, Jamel Q. (Def. Assoc.)

Room 805—EISENHOWER, J.

Boateng, Enoch K. (Walker, Michael Anthony)
Bradley, Tymir
Brown, Morris (Jackson, Anthony E.)
Brown, Selena (Kenny, Thomas)
Bryant, Terrell (Sharper, Ronald J.)
Bryant, Tymere (Def. Assoc.)
Bryant, Tyrone (Def. Assoc.)
Cagle, Danny (Def. Assoc.)
Chughtai, Waqas (Sagot, Allan Jeffrey)
Clemente, Bryant
Dawkins, Daniel (Dennis, Charles E.)
Dawkins, Daniel C. (Def. Assoc.)
Delgado, Johanna (Shore, Richard A.)
Fofanah, Osman
Franken, Timothy (Fish, Illon Ross)
Galeano, Eduard
Green, Stephanie (Def. Assoc.)
Hannah El, Adrienne (Def. Assoc.)
Henry, Sarah
Jenkins, Willie (Def. Assoc.)
Jones, Badara
Jones, Darryl
Leanies, Calvin
Legrande, Jeffrey (Def. Assoc.)
Leslie, Azhar M.
McCray, Darryl (James, Jonathan Joseph)
McCray, Darryl A. (Green, Franklin D.)

McLeod, Dwane
Nelson, Dennis
Noel, Durrell
Orellana, Enrique (Def. Assoc.)
Rawl, James (Def. Assoc.)
Robinson, Jasaan (Gamburg, Robert Marc)
Rodriguez-lozano, Freilin (Levin, Andrew Joseph)
Savage, Amir M. (Savino, Louis)
Texider, Tito (Def. Assoc.)
Valentin, Eduardo
Vasilyeva, Svetlana (Sigman, Jeffrey Allen)
Vaughn-flores, Christian
Weklar, Richard
Williams, Jakir (Def. Assoc.)
Wilson, Kendall R. (Def. Assoc.)
Wilson, Kenneth (Mandell, Lee)

Room 807—ANHALT, J.

Alexander, Tyrone S.
Easter, Christopher (Dimagio, Paul Michael)
Hurt, Cheyenne D. (Chisholm, Walter C.)
Nieves, Maria (McMahon, John J. Jr.)
Watts, Christopher (Bozzelli, Lawrence J.)
Williams, Jamar (McDermott, Michael L.)

Room 808—KAMAU, J.

Adams, Anton (Fish, Illon Ross)
Blackwell, Marvin (Walker, David Michael)
Dewitt, Markis (Meehan, Edward C. Jr.)
Gleaves, Mikee M. (Azzarano, Jeffrey)
Kennedy, Leonard (Johnson, Shaka Mzee)
Morris, Joseph (Def. Assoc.)
Payne, Dwayne (Sigman, Scott Philip)
Phillips, Edgar (Def. Assoc.)
Rodriquez, Monserrate (Link, Robert Patrick)
Smith, Imere E. (Fiore, Todd R.)
White, Isaiha K. (Osei, Nana Yaw Adom)

Room 901—SCHULTZ, J.

Caal, Roberto (Consadene, Jonathan D.)
Gainey, Marquise (Sigman, Scott Philip)
Kennedy, Nasir (Def. Assoc.)
Reyes, Jesus (Def. Assoc.)
Santos-paz, Wilson O. (Datner, Robert Frederick)
Sepulveda, Anthony D. (Narcisi, Laurence Anthony III)
Solomon, Jemire (Savino, Louis Theodore Jr.)

Room 902—WOELPPER, J.

Bernard, Ferlemax (Kauffman, Earl G.)
Burriss, James (McKenna, Emily Dust)
Campbell, Keisha (Def. Assoc.)
Campbell, Kiesha (Def. Assoc.)
Davis, Andre L. (Def. Assoc.)
Hayes, Tyrone (Def. Assoc.)
Howard, Xavier (Def. Assoc.)
Hutt, Andrea K. (Altschuler, Jonathan R.)
Louison, Troyston (Def. Assoc.)
Perdumo, Taylon (Kadish, Jason Christopher)
Sloan, Monique M. (Rivera, Edwin R.)
Spencer, Shiheem (Def. Assoc.)
Thorne, Michael (Def. Assoc.)

Room 904—ROSS, J.

Alston, Michael (Def. Assoc.)
Bolli, John A. (Def. Assoc.)
Cooper, Keenan (Raynor, Earl Dubois Jr.)
English, Samuel (Latour, Pierre III)
Gines, Gabriel (Def. Assoc.)
Meekins, Azuree (Def. Assoc.)
Ross, Christopher (Def. Assoc.)
Stevens-reddy, Yasir (Osei, Nana Yaw Adom)
Wilson, Jaiden (Def. Assoc.)

Room 905—SHAFFER, J.

Brewer, Tyrell (Cameron, Angelo Leroy)
Bricke, Michael A. (Pagano, Gregory Joseph)
Brito-almonte, Eddy (Fish, Illon Ross)
Bush, Gerald (Alvarez, Daniel Anthony)
Butler, John (Def. Assoc.)
Foster, Rashol (Davis, William McFadden)
Grant, Nasir (Boyd, Matthew Christopher)
Harrison, Kevin (Def. Assoc.)
Hedgepath, Marcus (Def. Assoc.)
Jackson, Nasir (Mischak, David B.)
Johnson, Lawrence (Def. Assoc.)
Kelly, Nasir (Shuttleworth, Brad Victor)
Mathews, Sheldon (Alvarez, Daniel Anthony)
Mohamed, Mirwan Salaheldi (Jubelirer, Laurice Robin)
Ogunlokun, Jesuferanmi (Sachs, Wayne)
Ortega, Ronaldo (Fioravanti, Michelle A.)
Ortega, Yadiel (Funt, James Adam)
Perez, Johnny (Def. Assoc.)
Rivera, Phillip (Alvarez, Daniel Anthony)
Rivera, Phillip R. (Alvarez, Daniel Anthony)
Roberts, Ashley (Levin, Andrew Joseph)
Robinson, Jahmir (Def. Assoc.)
Robinson, Jahmir B. (Def. Assoc.)
Smith, Kadeem (Alvarez, Daniel Anthony)
Span, John (Alvarez, Daniel Anthony)
Spence, Zachary (Mischak, David B.)
Talbert, Darren Lamont (Alva, Jeremy-Evan)
Thompson, Donovan N. (Burke, Thomas F.)
Velez, Ismael (Silver, Gary Scott)

Room 907—O'KEEFE, J.

Andrews, Charles (Birtley, Kevin Thomas)
Hurst, Ameen (Mandell, Lee)
Hurst, Ameen A. (Silver, Gary Scott)
Khamisi, Peter (Glassman, David Jay)
Nelson, Sherman (Def. Assoc.)
Prioleau, Omar (Yacoubian, George Setrag Jr.)

**Room 908—BRANDEIS-
ROMAN, J.**

Humphrey, Abdul (Def. Assoc.)
Solomon, Keith (Def. Assoc.)
White, Jerry (Stretton, Samuel C.)
Young, Gregory (Def. Assoc.)

Room 1001—DICLAUDIO, J.

Birckett, Daymon (Goldstein, Zak Taylor)
Brower, Taqi (O'Connor, Lawrence J. Jr.)
Brown, Dwayne (Sturm, Cheryl J.)
Brown, Samuel (Javie, Jason David)
Cousar, Bernard (McNally, Maura)
Craig, Clarence (Brown, Jerome Michael)
Davis, Eli (Brown, Jerome Michael)
Dowling, Nathaniel (Coleman, Joseph L.)
Howell, Vincent (Levin, Peter Alan)
Johnson, Jerome (Def. Assoc.)
Lewis, Melvin (Humble, Brian Francis)
Mitchell, Calvin (Seay, Geoffrey Vincent)
Molina, Miguel (Kauffman, Earl G.)
Rinick, William (Brown, Jerome Michael)
Rodgers, Paul J. (Igw, Emeka)
Roundtree, Willis (Def. Assoc.)

Sibert, Geornay (Henry, Todd Edward)
Smith, Javoughn (Love, William Allan)
Sutliff, Fredrick (Def. Assoc.)

**Room 1002—TAYLOR-
SMITH, J.**

Brown, Michael (Boyd, Matthew Christopher)
Doolley, Jaeson (Meenan, Conor Liam)
Hamilton, Amir (Azzarano, Jeffrey)
Lemay, Malcolm E. (Def. Assoc.)
Mcclense, Sean (Def. Assoc.)
Valdovinos, Alexis (Johnson, Shaka Mzee)
Williamson, Dontay (McCrae, Kendra Ilene)

**Room 1005—BRYANT-
POWELL, J.**

Acevedo, Joseph (Sigman, Scott Philip)
Acevedo, Luz (Def. Assoc.)
Anderson, Dionell (Def. Assoc.)
Anderson, Dionell J. (Def. Assoc.)
Bonilla, Randy (Def. Assoc.)
Bonilla, Randy L. (Def. Assoc.)
Cruz, Lester (Cigainero, Margeaux Kelly)
Deeds, Elijah (Def. Assoc.)
Frizarry, Marvin (Def. Assoc.)
Harrington, Quashawn (Def. Assoc.)
Harris, Kyle J. (O'Donnell, Joseph H. Jr.)
Hendrickson, Jason (Def. Assoc.)
Kramer, Kevin (Def. Assoc.)
Pickron, Eric (Piccarreto, Marisa Anne)
Rodriguez, Reyquane (Def. Assoc.)

Room 1008—KYRIAKAKIS, J.

Alicea, Hector (Cornish, David Wesley)
Anderson, Ronn C. (Page, Shawn Kendrick Sr.)
Chapman, Quadir (Def. Assoc.)
Cruz, Amir (Def. Assoc.)
Cruz, Amir J. (Def. Assoc.)
Dennis, Omar (Nenner, David Scott)
Divine, Celesti (Def. Assoc.)
Jackson, Kevin (Def. Assoc.)
Jacobs, Nykeith (Martino, Andre)
Jones, Stanley (Stern, Douglas Nathaniel)
Konce, Brandon (Boyd, Matthew Christopher)
Lee, Christopher L. (Def. Assoc.)
Muir, Raof (Coleman, Joseph L.)
Opara, Okwudili K. (Palividas, Pantellis)
Palmer, Malik P. (Lorusso, Vincent M.)
Percy, Justin (Page, Shawn Kendrick Sr.)
Pleasant, Marquan (Def. Assoc.)
Quinn, Darnell (Def. Assoc.)
Rivera, Joshua (Slaven, Ryan Patrick)
Robinson, Clinton (Osei, Nana Yaw Adom)
Stone, Berwin T. (Sigman, Scott Philip)
Whitaker, Kevin (Giuliani, Richard J.)
White, Wayneisha (Fioravanti, Michelle A.)
Williams, Lorne (Def. Assoc.)

Room 1101—S. JOHNSON, J.

Cheftalian, Ara J. (Wimmer, Lauren A.)
Grafton-colon, Michael (Def. Assoc.)
Gray, Jamar (Def. Assoc.)
Guerrero, Angel (Def. Assoc.)
Hill, Mustafa K. (Boyd, Matthew Christopher)
Hogue, Gregory (Def. Assoc.)
Keys, Kharee (Def. Assoc.)
Kramer, Andrew (Def. Assoc.)
Parson, Clifford (Def. Assoc.)
Parson, Clifford P. (Def. Assoc.)
Randall, Melvin (Savino, Louis Theodore Jr.)
Terry, Anthony (Alva, Jeremy-Evan)
Wilkin, Justin (Goodman, Leon Dominic)

Room 1104—ARRAIGNMENTS

Aponte, Misael (Def. Assoc.)
Brooks, Larry (Def. Assoc.)
Burney, Phillip (Def. Assoc.)
Calvanese, Christopher (Godshall, Anthony Francis)
Carey, Sanayh (Def. Assoc.)
Coles, Aaron (Def. Assoc.)
Eason, Joseph (Def. Assoc.)
Everett, Isha C. (Tarpey, Timothy J.)
Facen, Shamir Z. (Def. Assoc.)
Furman, Ronald (Def. Assoc.)
Gerald, Timothy (Def. Assoc.)
Holt, Franklin (Def. Assoc.)
Jannah, Ahmed (Kenny, Thomas)
Johnson, Antonio (Def. Assoc.)
Jones, David (Def. Assoc.)
Lee, Jennifer (Azzarano, Jeffrey)
Leiphart, Anthony (Def. Assoc.)
Lewis, Quincy (Def. Assoc.)
Lynch, Brandon (Azzarano, Jeffrey)
Maddox, Keyohn J. (Def. Assoc.)
Mercado, Joshua (Pagano, Gregory Joseph)
Monteiro-silva, Rebecca (Def. Assoc.)
Moore, Marquis (Marsh, James T.)
Outlaw, Kenneth (Def. Assoc.)
Perrin, Tyrell (Def. Assoc.)
Rose, Emmanuel M. (Shore, Richard A.)
Ruff, Quamir (Def. Assoc.)
Russell, Robert (Def. Assoc.)
Sanchez, Elliott (Def. Assoc.)
Sheaff, Jakai (Def. Assoc.)
Shelton, Clarence (Snyder, Marni Jo)
Simpson, Arthur (Def. Assoc.)
Smith, Kevin (Walker, John Robert)
Torres, Nathaniel (Shaw, Brianna Corine)

Room 1108—CIANFRANI, J.

Connor, Vern (Def. Assoc.)
Hand, Malik (Def. Assoc.)
Jeffcoat, Michael (Def. Assoc.)
Moore, Quader (Sigman, Scott Philip)
Velezquez, Donaven (Yacoubian, George Setrag Jr.)

MUNICIPAL COURT**CIVIL LISTINGS****TUESDAY, AUGUST 20, 2024
2—YORGEY-GIRDY, J.**

1 COURT AT MOORE STREET
ASSOCIATION v. ALICE
2 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. JOHNSON
3 Spring Oaks Capital SPV LLC v. Delgado
4 CAPITAL ONE, N.A. v. STEVENS
5 State Farm Mutual Automobile Insurance
Company A/s v. Barnes-Chambers
6 CAPITAL ONE, N.A. v. STEVENS

7 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. RAWLS
8 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. JONES
9 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. FLETCHER
10 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v.
IHEDIRIONYE
11 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. PANNELL
12 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. SPRINGS
13 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. MARINO
14 MATTHEWSON v. WHYNN'S
EXTENDED CARE INC
15 LVNV FUNDING LLC v. LATORRE
16 Duncan v. Purfoods LLC
17 Rawlinson's Management LLC v. Matos
21 State Farm Mutual Automobile Ins. Co. v.
Ayala

01:15 PM

2 Velocity Investments, LLC v. Paul
3 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. MIH
ENTERPRISES INC
4 BITARIHO v. DRAKE
5 United check cashing v. MCS on Behalf of
Marriot
6 Robinson v. Rocco
7 Oates v. Mix
8 United check cashing v. Bryant

**3—MCCLOSKEY, J.
8:45 A.M.**

2 Adams Run Holding Company LLC v.
SEGERS
3 BRADDOCK v. SMITH
4 ST. LAURENT 2020 LLC v. MICKENS
5 LP v. CANDELARIA
6 WEST POPLAR ASSOCIATES v. Brisbane
7 WEST POPLAR ASSOCIATES v. Boyer
8 Ray v. Freeman
9 DECAPORT LP v. CHRISTBERG
10 Zion Gardens LP v. Hoyle
11 GRANT GARDENS 2023 LLC v. Russell
12 Harper v. Fair
13 2901 WELSH ROAD ASSOCIATES v.
HASHEMI
14 E & I VENTURES LLC v. COLEMAN
15 SL RENTAL III 2435 N FRONT ST
QOZB, LLC v. GERALD
16 CJB HOMES LLC v. RESTORATION
OUTREACH SERVICES INC
17 MYERS v. Gaymon
18 REAL LATITUDE LLC v. BELL
19 FERNROCK APARTMENTS 2 LP v.
TAYLOR
20 BRYNFIELD CORT ASSOCIATES LP v.
KANNAN
21 MONTIUM v. SABOOR
22 PETER D SANANMAN v. PLANT
23 1151 N 3RD LLC v. SHEPPARD
24 TRIEGER v. JOHNSON
25 AGARONNIK v. RALLS
26 ESTHER K LLC v. MCMILLAN
27 LRB11 LLC v. WHITNER
28 AUSCH v. GREENNAGH
29 Midtown Plaza Apartments Limited v.
Edwards
30 STEAMBOAT SCM FUND A v. WEISS
31 CHEN v. GURSKI
32 TRINH v. MURPHY
33 JONES MEM COMM DEVELOP CORP v.
WILLIAMS
34 LIN v. JIMENEZ
35 WINMONT APARTMENTS PARTNERS
LP v. LUKA
36 1220 N. Broad Partners, LLC v. Roberson
Turn
37 HULLWIDER ASSOCIATES 1 LP v.
Harrison
38 MOLLY RUBEN v. CATAPANO
39 WILLOWS APARTMENTS LP v.
BATTLE
40 DREW DEMARCO v. GUYTON
41 EAST TIOGA LOFTS LLC v.
MALDONADO
42 RRE IROUOIS LP v. BROYLES
43 CHELTENHAM STATION
APARTMENTS LP v. VELAZQUEZ
44 WEST POPLAR ASSOCIATES v. Jones
46 Julian K And Adrian C Prop LLC v. MILLS
49 6649 RIDGE HOLDINGS LLC v. Wilkins
50 1500 N 15th ST ASSOC LP v. MASON
51 ASHLEY COURT 2013 LP v. Irving
52 JOSEPH MANGO v. BUTLER
53 Amos v. Sommers
54 SOUTHERN FINE LLC v. MCFADDEN
55 2246 N SYDENHAM ST LLC v.
ROBINSON
56 CRUD LLC v. MENDEZ ARROYO

9 A.M.

1 APU 10, LLC v. Swinson
2 322 ON NORTH BROAD, LLC v. BRIGGS
12:45 P.M.
1 HERITAGE ASSOCIATES v. EQBAL
3 ELI COURT LP v. MCCLAIN
4 TYH REALTY LLC v. AYLA
5 Sheldon 250 LLC v. Guirate
6 Weinstein Properties, LLC v. DAINNIS
7 LICHTER v. WASHINGTON
8 KOGAN PITTSBURGH, LLC v. ADAMS
9 Leung v. Compan
10 Ni v. Small
11 ZHANG v. ABDULLAH
12 ZHANG v. WOODS
13 SCOTTS MILLS LP v. JOHNSON
14 GIRARD COURT APARTMENTS LP v.
WINDER
15 KRE MREG CITY AVE OWNER LLC v.
ANDERSON
16 1199 LUDLOW ST LP v. GREENE
17 KRE MREG CITY AVE OWNER LLC v.
SEKE-HORTON
18 KRE MREG CITY AVE OWNER LLC v.
DESSESSO
19 FERNROCK APARTMENTS 2 LP v.
MASON
20 MARCON HOLDINGS LLC v.
NAUGHTON
21 Domino Lane 2021 LLC v. Allen
22 PARP PROPERTIES LLC v. MASON

- 26 MARTIN v. CHRISTIAN
- 27 EASTWICK JOINT VENTURE v. Ferrell
- 28 300 West Coulter IMC LLC v. Thorpe
- 29 JDH Group Inc v. Stinney
- 30 WILLOW COURT APARTMENTS LLC v. Horton
- 31 AP CANTERBURY COURT LLC v. Jones
- 32 7600 Stenton LP v. ROGERS
- 33 Northeast Apartment Association LP v. WILSON
- 34 MCCOY v. BROASTER

1 P.M.

- 1 John Coppola v. Mc Nair
- 2 SGYS St. Ives LLC v. Claude
- 3 Philly SFR II, LLC v. HOLMES
- 4 Philadelphia Asset and Property Management Corpora v. Eure
- 5 Varughese v. Smith

**4—TO BE ASSIGNED
9 A.M.**

- 1 Mt Airy Meadows LLC v. Crump
- 2 Fish v. Stevenson
- 3 Hilltop Crescent LP v. Paden
- 4 ROSE ELLIS LLC v. Freeman
- 5 3801 CONSHOHOCKEN HOLDINGS LLC v. Lindler
- 6 1501 BFP LLC v. Christian
- 7 Diber, LLC v. Ekpendu
- 8 DFH REGENCY LLC v. Kilson
- 9 ERIK ELKAIM v. HALL
- 10 Berger v. DeMarco

1 P.M.

- 2 SGYS St. Ives LLC v. Lecompte
- 3 LUBLIN CORPORATION v. WATSON
- 4 SGYS St. Ives LLC v. Chilingaryan
- 5 Kronrod PSK LLC v. Wilmore
- 6 Chen v. Torres
- 7 SGYS St. Ives LLC v. Hadden
- 8 SGYS St. Ives LLC v. Taylor
- 9 SGYS St. Ives LLC v. Kaiser
- 10 SGYS St. Ives LLC v. Fazilov
- 11 SGYS St. Ives LLC v. Lyles
- 12 Huang v. Paredes
- 13 Chen v. Wilson
- 14 Skyline Investment Enterprises LLC v. Sebria Smith

**5—WILLIAMS, J.
10 A.M.**

- 1 PHILADELPHIA FEDERAL CREDIT UNION v. MYRICK
- 2 CITIBANK, N.A. v. BERNARD
- 3 JPMorgan Chase Bank N.A. v. Baca
- 5 LVNV FUNDING LLC v. NEIFELD
- 6 PHILADELPHIA FEDERAL CREDIT UNION v. MCFADDEN
- 7 PHILADELPHIA FEDERAL CREDIT UNION v. MCFADDEN
- 8 PHILADELPHIA FEDERAL CREDIT UNION v. MCFADDEN
- 9 PHILADELPHIA FEDERAL CREDIT UNION v. JONES
- 10 PHILADELPHIA FEDERAL CREDIT UNION v. GONDO
- 11 PHILADELPHIA FEDERAL CREDIT UNION v. HOBBS
- 12 PHILADELPHIA FEDERAL CREDIT UNION v. JOHNSON
- 13 PHILADELPHIA FEDERAL CREDIT UNION v. HILL
- 14 PHILADELPHIA FEDERAL CREDIT UNION v. HARVELL
- 15 PHILADELPHIA FEDERAL CREDIT UNION v. ROLLINS
- 16 PHILADELPHIA FEDERAL CREDIT UNION v. BROWN
- 17 Midland Credit Management, Inc. v. TURNER
- 18 PHILADELPHIA FEDERAL CREDIT UNION v. MONTANEZ
- 19 PHILADELPHIA FEDERAL CREDIT UNION v. RUZIBOEV
- 20 PHILADELPHIA FEDERAL CREDIT UNION v. WOODBURY
- 21 PHILADELPHIA FEDERAL CREDIT UNION v. NASSIN
- 23 JPMorgan Chase Bank N.A. v. Austin
- 24 JPMorgan Chase Bank N.A. v. Price
- 25 PHILADELPHIA FEDERAL CREDIT UNION v. KELLEY
- 26 PHILADELPHIA FEDERAL CREDIT UNION v. ROSARIO
- 27 PHILADELPHIA FEDERAL CREDIT UNION v. SHIPPEN
- 28 PHILADELPHIA FEDERAL CREDIT UNION v. SHIPPEN
- 29 PHILADELPHIA FEDERAL CREDIT UNION v. JOHNSON
- 30 PHILADELPHIA FEDERAL CREDIT UNION v. SEPHES
- 31 PHILADELPHIA FEDERAL CREDIT UNION v. SMITH
- 32 PHILADELPHIA FEDERAL CREDIT

- UNION v. SMITH
- 33 PHILADELPHIA FEDERAL CREDIT UNION v. PURVIS
- 34 PHILADELPHIA FEDERAL CREDIT UNION v. LOPEZ
- 35 PHILADELPHIA FEDERAL CREDIT UNION v. SLOWE
- 36 PHILADELPHIA FEDERAL CREDIT UNION v. JONES
- 37 PHILADELPHIA FEDERAL CREDIT UNION v. ROWELL
- 38 PHILADELPHIA FEDERAL CREDIT UNION v. WALTER
- 39 PHILADELPHIA FEDERAL CREDIT UNION v. ROWELL
- 40 PHILADELPHIA FEDERAL CREDIT UNION v. EJEFOWBI
- 41 PHILADELPHIA FEDERAL CREDIT UNION v. JOHNSON
- 42 Midland Credit Management, Inc. v. MORESI
- 43 PHILADELPHIA FEDERAL CREDIT UNION v. MCNEIL
- 44 PHILADELPHIA FEDERAL CREDIT UNION v. SPIVEY
- 45 PHILADELPHIA FEDERAL CREDIT UNION v. MOSS
- 46 LVNV Funding LLC v. Nesbitt
- 48 LVNV Funding LLC v. Parker
- 49 LVNV Funding LLC v. Staten
- 50 Jefferson Capital Systems LLC v. Min
- 51 JPMorgan Chase Bank N.A. v. Wigfall
- 52 Jefferson Capital Systems LLC v. Robinson
- 54 JPMorgan Chase Bank N.A. v. Heng
- 55 JPMorgan Chase Bank N.A. v. Yeager

1 P.M.

- 1 Barclays Bank Delaware v. QUINONES VAZQUEZ
- 2 Barclays Bank Delaware v. WILLIAMS
- 3 Barclays Bank Delaware v. CHIARAVALLOTTI
- 4 NCB Management Services, v. JONES
- 5 Barclays Bank Delaware v. WILLIAMS
- 6 Barclays Bank Delaware v. VEGA
- 7 Barclays Bank Delaware v. RIVERA
- 8 Barclays Bank Delaware v. MU MIN
- 9 Barclays Bank Delaware v. BUTLER
- 10 Barclays Bank Delaware v. HARGROVE
- 11 Barclays Bank Delaware v. MEDLEY
- 12 Barclays Bank Delaware v. WILLIAMS
- 13 Barclays Bank Delaware v. SHURELDS
- 14 Barclays Bank Delaware v. UMSTEAD
- 15 LVNV Funding LLC v. FOSBENNER
- 16 MIDLAND CREDIT MANAGEMENT, INC. v. CARBONE
- 17 MIDLAND CREDIT MANAGEMENT, INC. v. MARTINEZ HERNANDEZ
- 18 CAPITAL ONE, N.A. v. CORSON
- 20 CAPITAL ONE, N.A. v. HOLMES
- 21 CAPITAL ONE, N.A. v. RIVERA
- 22 CAPITAL ONE, N.A. v. MILLS
- 23 CAPITAL ONE, N.A. v. SMITH
- 24 CAPITAL ONE, N.A. v. THEN
- 25 CAPITAL ONE, N.A. v. BELTON
- 26 CAPITAL ONE, N.A. v. OTERO
- 27 CAPITAL ONE, N.A. v. WORKMAN
- 28 CAPITAL ONE, N.A. v. SANTIAGO

**6—TO BE ASSIGNED
9:15 A.M.**

- 1 MIDLAND CREDIT MANAGEMENT, INC. v. ABON VANANCIO
- 2 Neff Insulation Inc. v. Claffey
- 3 New Jersey Manufacturers Insurance Company a/s/o H v. Mohamed
- 4 PCA Acquisitions V, LLC v. ANORO
- 5 BREWER v. YISRAEL
- 10 Osei v. Vance Capcino's Transmission

01:15 PM

- 1 Sabatini v. Hobbs
- 2 Nagle v. Pax Brothers Auto Inc.
- 3 United Check cashing S&A Mart LLC v. Emmanuel Christian Center

COURT OF APPEALS

OPINIONS FILED

AUGUST 16, 2024

BY CHAGARES, J.

Rose McAvoy v. Dickinson College; 23-2939; we affirm the orders of the District Court.

DISTRICT COURT

MEMORANDA AND ORDERS

AUGUST 15, 2024

BY McHUGH, J.
Ellis et al v. CVS Health Corporation et al; 16-1582; I have therefore given CVS more than the benefit of the doubt for a relationship that was created for seemingly no other reason than to prevent a window into its process of improving its cold chain "pack-out." I will grant in part and deny in part Ellis' motion to compel.

BY PAPPERT, J.

USA v. Gainer; 19-627; A certificate of appealability is not warranted here because reasonable jurists would not debate the Court's ruling, and Gainer has not made a substantial showing that her constitutional rights were violated.

BY SURRICK, J.

Stokes v. Amazon et al; 24-3733; Stokes may not reassert his state claims in this Court, because amendment would be futile, the Court's dismissal does not preclude him from refiling his claims in the appropriate state court should he choose to do so.

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 16, 2024

- State Farm Insurance Company--Ozell Ghaaffar;** 24-04250; Diversity; B.M. Maggio; J.M. Younge.
- State Farm Fire and Casualty Company--Justin Kotelnicki; Karina Kotelnicki;** 24-04251; Fed. Question; F. Hosking; K.B. Hodge.
- Police Officer Timothy McGinn;** Philadelphia Police Officer Timothy Cliggett; Philadelphia Police Officer Kevin Conway, Sr; Philadelphia Police Officer (S) John Doe(S)--Jamil George; 24-04253; U.S. Government Defendant; S.K. Page.
- Economy Preferred Insurance Company--Crystal Corcoran;** 24-04254; Fed. Question; R.M. Justice; J.D. Wolson.
- State Farm Mutual Automobile Insurance Company--Edward Strange; Maureen Strange;** 24-04256; Diversity; B.A. Swartz; K.B. Hodge.
- Conserve--Latifah Smith;** 24-04257; Fed. Question; D. Zemel; M.R. Perez.
- Trans Union, LLC;** Experian Information Solutions, Inc; Equifax Information Services, LLC; Nelnet, Inc--Kelly Marie Boyle; 24-04258; Fed. Question; S. McGreal; J.H. Slomsky.
- Mount Airy Casino Resort, LP;** Mount Airy Casino Resort; Jane Doe #1; John Doe #1; John Doe Corporation #1--Deanna Cosgrove; 24-04260; Diversity; C.A. Falcone; M.S. Goldberg.
- State Farm Fire and Casualty Company--Jessica Kerr; Justin Kerr;** 24-04263; Diversity; J. Sheaffer; M.S. Goldberg.
- Sophies BBQ LLC--State Farm Fire and Casualty Co.;** 24-04268; Diversity; D.J. De Luca; G.J. Pappert.
- Novo Nordisk A/S;** Novo Nordisk North America Operations A/S; Novo Nordisk US Holdings Inc.--Melissa Ratliff; 24-04269; Diversity; C.D. Dale; K.S. Marston.
- Novo Nordisk A/S;** Novo Nordisk North America Operations A/S; Novo Nordisk US Holdings Inc.--Dana Macias; 24-04270; Diversity; C.D. Dale; K.S. Marston.
- Clearview Health LLC--Haley Lewis;** 24-04271; Fed. Question; A.J. Costa.
- Novo Nordisk A/S;** Novo Nordisk Inc.--Sherley Smith; 24-04272; Diversity; J.M. Sedgh; K.S. Marston.
- Martin O'Malley--David Anthony Marano;** 24-04273; U.S. Government Defendant; M.E. Bermudez.
- Credit Acceptance Corporation--Defilippo Bros.;** 24-04274; Diversity; G.B. Keahey; K.S. Marston.
- Novo Nordisk A/S;** Novo Nordisk Inc.--Andrea Popour; 24-04275; Diversity; J.M. Sedgh; K.S. Marston.
- United Biosource Corporation, now known as United Biosource LLC, a wholly owned subsidiary of United Biosource Holdings, Inc.;** Evernorth Health, Inc. f/k/a Express Scripts Holding Company; Curascript SD; Acreded Health Group, Inc. f/k/a Curascript S.P.-- County of Dakota, Nebraska; The Sheet Metal Workers Local No. 40 Health Fund; The Harlem School District; Dustin's Bar-B-Q- Inc.; 24-04276; Fed. Question; D.E. Haviland, Jr.
- Veolia WTS USA, Inc.--Simfoni USA, Inc.;** 24-04277; Diversity.
- Progressive Specialty Insurance Company--**
- Felicia Evans;** 24-04279; Diversity; K.P. Dapper.
- Hilldun Corporation;** BSS Creative Group, Inc.; QVC, Inc.; 24-04281; Fed. Question.
- Novo Nordisk A/S;** Novo Nordisk Inc.; Eli Lilly and Company--Betty Mitchell; 24-04282; Diversity; J.M. Sedgh.
- Hilldun Corporation;** BSS Creative Group, Inc.--QVC, Inc.; 24-04283; Fed. Question; A.S. Kline.
- Walmart Stores East, LP;** Shanell Henry; Pamela Lawrence; Wal-Mart Real Estate Business Trust--Michelle McDowall; 24-04284; Diversity; M.L. Simon.
- State Farm Fire and Casualty Company--Aldas Jaskulis; Suzan Jaskulis;** 24-04286; Diversity; F. Hosking.
- Novo Nordisk A/S;** Novo Nordisk Inc.; Eli Lilly and Company--Zoe Lyn Startzman; 24-04287; Diversity; J.M. Sedgh.
- Green Robin Homes, LLC;** Robin Bieber; Robin Nellius--Tim W. Kreider; 24-04288; Diversity; D.A. Soutar.
- Novo Nordisk A/S;** Novo Nordisk Inc.--Donella Jenkins; 24-04289; Diversity; J.M. Sedgh.
- Intersocietal Accreditation Commission--Al Peter Skudzinskas;** 24-04290; Fed. Question; A.P. Skudzinskas.
- Novo Nordisk A/S;** Novo Nordisk Inc.; Eli Lilly and Company--James Jackson; 24-04291; Diversity; J.M. Sedgh.
- Novo Nordisk A/S;** Novo Nordisk Inc.--David Allen Chandler; 24-04292; Diversity; J.M. Sedgh.
- Intersocietal Accreditation Commission--Al Peter Skudzinskas;** 24-04293; Fed. Question; R.T. Vance, Jr.
- Philadelphia Fight--Tiffany Turner;** 24-04294; Fed. Question; R.T. Vance, Jr.
- U.S. Bank N.A.;** Wells Fargo Bank, N.A.--Estate of Ann Boggs; Estate of Frank Bolle; Estate of Saul Offit; 24-00048; Local Question; D.R. Becker.
- Massachusetts Bay Insurance Company--The Exterior Company, Inc.;** Upper Dublin SC, LLC; 24-04252; Diversity; L.M. Cook; J.L. Schmehl.

BANKRUPTCY COURT

PETITIONS FILED

AUGUST 16, 2024

(READING)

Chapter 7

- Ibrahim Khalil Safa,** 5321 Tilghman St. Apt 48, Allentown, PA 18104 -- Robert H. Holber; United States Trustee; 24-12871; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.
- John N Morgan, Jr.,** 1215 Landis Valley Rd., Lancaster, PA 17601 -- Lynn E. Feldman; United States Trustee; 24-12874; no summaries listed; M. Lazarus, atty.; P.M. Mayer, B.J.
- Kenneth H Apgar, Jr.,** 566 Main St. Apt 3, Nazareth, PA 18064 -- Robert H. Holber; United States Trustee; 24-12878; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.

Chapter 13

- Larry Charles Conover,** 112 Main Street, PO Box 425, Stockertown, PA 18083 -- United States Trustee; 24-12869; no summaries listed; Z. Zawarski, atty.; P.M. Mayer, B.J.
- Miguelina A Rodriguez,** 352 S Ann Street, Lancaster, PA 17602 -- United States Trustee; 24-12873; no summaries listed; M. Lazarus, atty.; P.M. Mayer, B.J.
- Toni Leigh Haldeman,** 767 Farmdale Road, Mount Joy, PA 17552 -- United States Trustee; 24-12877; no summaries listed; P.D. Murphy-Ahles, atty.; P.M. Mayer, B.J.
- Arla Mae Henry,** PO Box 392, Maytown, PA 17550 -- United States Trustee; 24-12880; no summaries listed; M. Lazarus, atty.; P.M. Mayer, B.J.

AUGUST 16, 2024

(PHILADELPHIA)

Chapter 7

- Justice Recording Studio & Production Company, LLC,** 1702 N. 62nd street, Philadelphia, PA 19151 -- Lynn E. Feldman; United States Trustee; 24-12870; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.
- Michael P Kearney, IV,** 45 Taylor Avenue, Upper Chichester, PA 19061 -- Robert H. Holber; United States Trustee; 24-12872; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.
- Princess Purnell,** 5318 Market St, Unit C, Philadelphia, PA 19139 -- Lynn E. Feldman;

United States Trustee; 24-12879; no summaries listed; J.M. Cella, atty.; A.M. Chan, B.J.
Jeffrey Ryan Patota, 40 Quincy Dr, Levittown, PA 19057 -- Robert H. Holber; United States Trustee; 24-12881; no summaries listed; M.Y. Phillips, atty.; A.M. Chan, B.J.

Chapter 13

- James Lydon,** 11008 Calera Road, Philadelphia, PA 19154 -- United States Trustee; 24-12868; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.
- Maurice Lopez,** 6978 Wister Street, Philadelphia, PA 19138 -- United States Trustee; 24-12875; no summaries listed; M.A. Latzes, atty.; A.M. Chan, B.J.
- Kristy Elise Ragbir,** 56 Orange Avenue, Ambler, PA 19002 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-12876; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.

- FOR THE WEEK OF AUGUST 19, 2024**
- TUES., AUGUST 20, 2024**
- NO HEARINGS SCHEDULED**
- WED., AUGUST 21, 2024**
- 3:00 P.M. HEARING**
- Elizabeth McCauley,** 403 DE 2024/241350; J. Harris, D. Denenberg.
- Courtroom 414**
- THURS., AUGUST 22, 2024**
- NO HEARINGS SCHEDULED**
- FRI., AUGUST 23, 2024**
- 10:00 A.M. HEARING**
- Chester Silas Hampton,** 1154 DE 2020/204817; A. Ominsky, C. Richardson.
- Courtroom 414**

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.

- FOR THE WEEK OF AUGUST 19, 2024**
- TUES., AUGUST 20, 2024**
- NO HEARINGS SCHEDULED**
- WED., AUGUST 21, 2024**
- NO HEARINGS SCHEDULED**
- THURS., AUGUST 22, 2024**
- NO HEARINGS SCHEDULED**
- FRI., AUGUST 23, 2024**
- NO HEARINGS SCHEDULED**

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.

- FOR THE WEEK OF AUGUST 19, 2024**
- TUES., AUGUST 20, 2024**
- 10:00 A.M. ZOOM**
- Estate of Robert Gardner, IC ACT 410IC** of 2024 #241394; A. Eisemann, D. Broyan, V. Snow.
- 10:30 A.M. ZOOM**
- Estate of Talieb Ellerson, MI ACT 87MI** of 2024 #240347; K. Behrens, S. Gremminger.
- 11:00 A.M. ZOOM**
- Estate of Leonides Robles, IC ACT 1428IC** of 2023 #234716; A. Fleischer, Y. Rogers.
- 11:30 A.M. ZOOM**
- Estate of Victoria DiBella, IC ACT 1592IC** of 2023 #237296; A. Eisemann.
- WED., AUGUST 21, 2024**
- 10:00 A.M. ZOOM - Court Reporter not required***
- Informal Status Conference: Estate of Mark Leo Peyton, DE ACT 341AP** of 2024 #241242; M.A. Zaid, D.J. Weiss, S.W. Morris.
- THURS., AUGUST 22, 2024**
- 9:30 A.M. ZOOM - Court Reporter not required***
- Pretrial Conference: Estate of Lisette DeJesus, DE ACT 108DE** of 2024 #240371; T.M. Law, J.E. Crawford.
- FRI., AUGUST 23, 2024**
- NO HEARINGS SCHEDULED**

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.

- FOR THE WEEK OF AUGUST 19, 2024**
- TUES., AUGUST 20, 2024**
- NO HEARINGS SCHEDULED**
- WED., AUGUST 21, 2024**
- NO HEARINGS SCHEDULED**
- THURS., AUGUST 22, 2024**
- NO HEARINGS SCHEDULED**
- FRI., AUGUST 23, 2024**
- NO HEARINGS SCHEDULED**

Court Notices

continued from 1

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

No. 6 of 2024

President Judge General Court Regulation

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

ORDER

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

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

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

By The Court:

Nina Wright Padilla

President Judge, Court of Common Pleas Philadelphia County

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

Philadelphia Rule of Judicial Administration No. *5101

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

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

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

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

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

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

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

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

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

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

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

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

(1) Trial Division:

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

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

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

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

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

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

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

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

Court Notices

continued from 6

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

STANDARD 2: Essential Components of Effective Representation

Indigent Defense Providers should adopt a client-centered approach to representation

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

To publish your Corporate Notices,
Call: **Jennifer McCullough at 215-557-2321**
Email : **jmccullough@alm.com**

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

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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)

ADAMS, ROBERT W. – Eric Olsen, Administrator, 8 E. Church Rd., Plymouth Meeting, PA 19082; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341. 8-20-3

BERK, LOUIS – David V. Bogdan, Administrator, 2725 West Chester Pike, Broomall, PA 19008; David V. Bogdan, Atty., 2725 West Chester Pike, Broomall, PA 19008. 8-20-3

CAGGIANO, KATHLEEN M. -- Carol Caggiano, Administratrix, c/o 807 Bethlehem Pike, Erdenheim, PA 19038; Bernard J. McLafferty, Jr., Atty., 807 Bethlehem Pike, Erdenheim, PA 19038. 8-6-3*

CAHILL, CHARLES T., JR. – Alison M. Fischer, Executrix, c/o Gerald L. Bowen, Jr., Esq., 530 Street Rd., P.O. Box 572, Southampton, PA 18966; Gerald L. Bowen, Jr., Atty., Bowen & Burns, P.C., 530 Street Rd., P.O. Box 572, Southampton, PA 18966. 8-20-3

CAPELLI, WILLIAM JOSEPH – Christina B. Pilling, Administratrix, c/o William B. Cooper, III, Esq., P.O. Box 673, Exton, PA 19341-0673; William B. Cooper, III, Atty., Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673. 8-20-3

CARLSON, CONSTANCE -- Ruth A. Carlson, Administratrix, c/o William E. Scott, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940; William E. Scott, Attorney, 6 Penns Trail, Suite 202, Newtown, PA 18940. 8-6-3*

CLASSEN, HULDA LOEWEN (a/k/a HULDA L. CLASSEN) – Sheryl Classen Armington, Executrix, c/o Bridget La Rosa, Esq., 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395; Bridget La Rosa, Atty., White and Williams LLP, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395. 8-20-3

DAVIS, MICHAEL -- Susan E. Davis, 470 West End Avenue, Apt. B, New York, NY 10024 and Amy C. Davis, 6000 Read Avenue, Baltimore, MD 21212, Co-Executors; Douglas R. Madanick, Attorney, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033. 8-20-3*

DAY, EMANUEL WESTLEY – Patricia Davenport, Administratrix, c/o E. Nego Pile, Esq., 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422; E. Nego Pile, Atty., Pile Law Firm, 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422. 8-20-3

DEAN, EVA MAE (a/k/a EVA DEAN) – Levin Tyler Dean, Executrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150. 8-20-3

DeMEO, MICHAEL PAUL (a/k/a MICHAEL P. DeMEO, MICHAEL PAUL De MEO, MICHAEL P. De MEO) – Scott W. Nowetner, Administrator, 1101 West Circle, Ridley Circle, Ridley Park, PA 19078; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148. 8-20-3

DREWERY, JENSIS – Karesse Ferguson and James T. Drewery, II, Administrators, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102. 8-20-3

EPPS, CHARLES ERVIN, SR. (a/k/a CHARLES E. EPPS) – Sonja Marie Jackson, Executrix, 1811 Wynnewood Rd., Philadelphia, PA 19151; Francis X. Redding, Atty., 1414 Bywood Ave., Upper Darby, PA 19082. 8-20-3

GRASSO, CARLA MARIE (a/k/a CARLA M. GRASSO) – Evan Arden Horsey, Executor, 9503 State Rd., Apt. 202, Philadelphia, PA 19115; Robert D. Steinberg, Atty., Willig, Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103. 8-20-3

GREEN, KEVIN – Kristen R. Matthews, Administratrix, 14 E. Welsh Pool Rd., Exton, PA 19341; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341. 8-20-3

HARRIS, JAMES ANTHONY -- Michelle Tucker, Administrator, 541 Millbank Road, Upper Darby, PA 19082; Matthew A. Bole, Atty., Foster Plaza 7, Suite 315, 661 Anderson Drive, Pittsburgh, PA 15220. 8-6-3*

HAWKINS, MARY DOLORES (a/k/a MARY D. HAWKINS) – Paul A. Hawkins, Administrator, 424 Claremont Dr., Norman, OK 73069; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103. 8-20-3

HUBER, JANE ELIZABETH – David O. Carter, Executor, c/o Laura M. Tobey, Esq., 229 W. Wayne Ave., Wayne, PA 19087; Laura M. Tobey, Atty., Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087. 8-20-3

HUNT, JAMES LOWELL -- Athena Hunt, Executrix, 97 Blackhawk Drive, Daleville, AL 36322. 8-20-3*

JACKSON, SHERMAN -- Akemi Donna Isaac, Executrix, 9515 Brookfield Street, Waldorf, MD 20603; William S. Ravenell, II, Atty., 8033 Old York Road, Suite 210B, Elkins Park, PA 19027. 8-6-3*

JAFFE, RICHARD PAUL (a/k/a RICHARD P. JAFFE) – Robert Jaffe, Executor, 212 Valley Rd., Merion Station, PA 19066; A. Steven Fabietti, Atty., Hyland Levin Shapiro LLP, 6000 Sagemore Dr., Ste. 6301, Marlton, NJ 08053. 8-20-3

KEMPCZYNSKI, JOHN RICHARD (a/k/a JOHN R. KEMPCZYNSKI) – Maryann Dimberio, Executrix, 29 Bailey Ln., Bluffton, SC 29909; Joseph R. Embery, IV, Atty., 300 Welsh Rd., Bldg. One, Ste. 100, Hershams, PA 19044. 8-20-3

KNOX, BONNY IRIS – Marie A. Ciociola, Administratrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150. 8-20-3

KRAFCHIK, FRANCIS EDWARD (a/k/a FRANK E. KRAFCHIK, FRANK KRAFCHIK) – Karen Wattles, Executrix, 593 Upper Gulph Rd., Wayne, PA 19087; Mary Beth Melso, Atty., Commons & Commons LLP, 30 Pelham Rd., Philadelphia, PA 19119. 8-20-3

LIGHT, ROBERT E. – Eileen V. Hersch, Administratrix, c/o Nathan Egner, Esq., Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087; Nathan Egner, Atty., Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087. 8-20-3

MAGUIRE, FRANCIS P. – Kathleen Ann Goss, Executrix, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020. 8-20-3

MALANDRO, RONALD, SR. (a/k/a RONALD N. MALANDRO, SR., RONALD N. MALANDRO) – Ronald N. Malandro, Jr., Administrator, 2711 Smedley St., Philadelphia, PA 19145; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148. 8-20-3

MALONEY, SUZANNE – Margaret East, Executrix, c/o Christina Lechette, Esq., 1810 Chapel Ave. W, Cherry Hill, NJ 08002; Christina Lechette, Atty., Flaster Greenberg PC, 1810 Chapel Ave. W, Cherry Hill, NJ 08002. 8-20-3

MARINELLI, JOHN A., JR. – John A. Marinelli, Administrator, c/o Karen M. Stockmal, Esq., 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312; Karen M. Stockmal, Atty., KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312. 8-20-3

McGILL, THOMAS J. – Titania Jenkins, Administratrix, 7838 Bayard St., Philadelphia, PA 19150; Rhonda Anderson, Atty., Anderson Law Group, 610 York Rd., Ste. 400, Jenkintown, PA 19046. 8-20-3

MILLER, DORIS B. – George J. Miller, Executor, c/o Hilary Fuelleborn, Esq., 1260 Bustleton Pike, Feasterville, PA 19053; Hilary Fuelleborn, Atty., Dilworth Paxson, LLP, 1260 Bustleton Pike, Feasterville, PA 19053. 8-20-3

MUSHNITSKY, SAMUEL (a/k/a SAMUIL MUSHNITSKY) – Helen Veron, Executrix, c/o Arkadiy Grinshpun, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Arkadiy Grinshpun, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152. 8-20-3

OKONSKI, DOLORES – Carol Okonski, Executrix, c/o Katherine F. Thackray, Esq., 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103. 8-20-3

PELIS, NICHOLAS – Paul J. Brown, Stephen Jekogian and Nicholas Tantaros, Executors, c/o Daniel R. Coleman, Esq., 300 W. State St., Ste. 300, Media, PA 19063; Daniel R. Coleman, Atty., Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063. 8-20-3

PICOZZI, PATRICIA J. (a/k/a PATRICIA JOAN PICOZZI) – Harry Picozzi, Jr., Executor, c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Danielle M. Yacono, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446. 8-20-3

PRICE, RONALD LEE (a/k/a RONALD L. PRICE) – Troy Price, Executor, c/o Rudolph L. Celli, Jr., Esq., 125 Strafford Ave., Ste. 115, Wayne, PA 19087; Rudolph L. Celli, Jr., Atty., Celli & Associates, 125 Strafford Ave., Ste. 115, Wayne, PA 19087. 8-20-3

RAY, SARAH DELORES – Michelle Ray, Administratrix, 44 Morgan Circle, Swarthmore, PA 19081; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103. 8-20-3

REID, TODD V. – Heather Papaleo, Administratrix, 3529 Chippendale St., Philadelphia, PA 19136. 8-20-3

SADOWSKI, LEE (a/k/a LEONA SADOWSKI) – Elspeth Anne Green Kosinski, Executrix, c/o Richard G. Holmes, Esq., 919 Conestoga Rd., Bldg. 2, Ste. 205, Rosemont, PA 19010; Richard G. Holmes, Atty., Carper & Holmes, LLP, 919 Conestoga Rd., Bldg. 2, Ste. 205, Rosemont, PA 19010. 8-20-3

SAUNDERS, ELIZABETH – Robert H. Bembry, III, Administrator, P.O. Box 27372, Philadelphia, PA 19118; Robert H. Bembry, III, Atty., Law Offices of Robert H. Bembry, III, P.O. Box 27372, Philadelphia, PA 19118. 8-20-3

SCHREIBSTEIN, NORMAN J. – Howard M. Soloman, Administrator, 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103; Howard M. Soloman, Atty., 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103. 8-20-3

SPOHRER, DORIS MARIE -- Linda M. Gallagher and Suzanne DiNoia, Co-Executrices, c/o William E. Scott, Esquire, 6 Penns Trail, Suite 202, Newtown, PA 18940; William E. Scott, Atty., 6 Penns Trail, Suite 202, Newtown, PA 18940. 8-6-3*

STREETER, MARILYN THERESA – Kathryn Streeter Lewis, Administratrix, 2301 Cherry St., Apt. 12G, Philadelphia, PA 19103. 8-20-3

TINSMAN, FLORENCE MAE (a/k/a FLORENCE M. TINSMAN, FLORENCE TINSMAN) – Amanda Mae Taylor, Administratrix, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020. 8-20-3

TREJO, ANGELA – Juana V. Cruz, Administratrix, 6323 Leonard St., Philadelphia, PA 19149. 8-20-3

TURNER, CATHERINE S. – Tangela Turner, Administratrix, 8133 Appleblossom Dr., Philadelphia, PA 19111; E. Nego Pile, Atty., Pile Law Firm, 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422. 8-20-3

WILKINS, NANCY – Greg Wilkins, Executor, c/o Charles A. J. Halpin, III, Esq., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110. 8-20-3

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Essential Elements, Inc.** a PA corporation with its registered office at 260 S Broad St, Philadelphia, PA 19102, Philadelphia County, is now engaged in winding up its affairs. The corporation will be filing Articles of Dissolution with the Commonwealth of PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended). **McNEES WALLACE & NURICK LLC** Attorneys at Law 100 Pine Street Harrisburg, PA 17101 8-20-1*

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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INTENT TO FORECLOSE

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA, CIVIL DIVISION, NO: 210300739

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25, **PLAINTIFF VS. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under, Khon Chhuom, deceased Chanda Chhuom, known heir of Khon Chhuom, deceased and DEFENDANTS**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under, Khon Chhuom, deceased

1781 South 65th Street

Philadelphia, PA 19142

Your house (real estate) at:

1781 South 65th Street, Philadelphia, PA 19142

401197900

is scheduled to be sold at a Public on-line auction conducted by **Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on September 10, 2024 at 10:00AM** to enforce the court judgment of \$137,164.11 obtained by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

8-20-1*

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA, CIVIL DIVISION, NO: 211201169

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, **PLAINTIFF VS. Danielle Hampton-Morton, known Heir of Molsie Hampton, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Molsie Hampton, Deceased, DEFENDANTS**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Molsie Hampton, Deceased

2218 North Hobart Street

Philadelphia, PA 19131

Your house (real estate) at:

2218 North Hobart Street, Philadelphia, PA 19131

522245300

is scheduled to be sold at a Public on-line auction conducted by **Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on September 10, 2024 at 10:00AM** to enforce the court judgment of \$126,872.85 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

8-20-3*

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA, CIVIL DIVISION, NO: 220502051

BankUnited N.A., **PLAINTIFF VS. Stephon Ferguson, known Heir of Marcia Ferguson, deceased and Michelle Ferguson Maine, known Heir of Marcia Ferguson, deceased and Teru Monroe, known Heir of Marcia Ferguson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marcia Ferguson, deceased, DEFENDANTS**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marcia Ferguson, deceased

527 S Redfield Street

Philadelphia, PA 19143

Your house (real estate) at:

527 S Redfield Street, Philadelphia, PA 19143

032204200

is scheduled to be sold at a Public on-line auction conducted by **Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on September 10, 2024 at 10:00AM** to enforce the court judgment of \$84,782.90 obtained by BankUnited N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to BankUnited N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

8-20-1*

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA, CIVIL DIVISION, NO: 230102075

Nationstar Mortgage LLC, **PLAINTIFF VS. Donald Albert, known Heir of Roland Albert, deceased and Roslyn Sandronsky, known Heir of Roland Albert, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roland Albert, deceased, DEFENDANTS**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roland Albert, deceased

821 South 49th Street

Philadelphia, PA 19143

Your house (real estate) at:

821 South 49th Street, Philadelphia, PA 19143

461231400

is scheduled to be sold at a Public on-line auction conducted by **Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on September 10, 2024 at 10:00AM** to enforce the court judgment of \$87,144.36 obtained by Nationstar Mortgage LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

8-20-1*

NON-PROFIT CHARTER

NOTICE IS HEREBY GIVEN that an application will be made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pa., on or after August 2, 2024 for the purpose of obtaining a charter of a proposed nonprofit corporation to be organized under the 1988 Nonprofit Corporation Law of the Commonwealth of Pennsylvania, effective October 1, 1989, as amended. The name of the corporation is **Llife Changing Community Development Corporation, Inc.** The purposes for which it is to be organized are: charitable, religious, educational and scientific purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

8-20-1*

SHERIFF'S SALE

10 A.M.
Wednesday, August 21, 2024

The City of Philadelphia Tax Delinquent Sale
AT PHILADELPHIA SHERIFF'S OFFICE, LAND TITLE BUILDING
100 S. BROAD STREET, 5TH FLOOR, VIA VIRTUAL PLATFORM AT
BID4ASSETS.COM/PHILADELPHIA

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

BK #	Writ #	Street Number	Direction	Street Name	Suffix	Ward	Sales Desc.
2408	1	2817	North	06th	Street	19th	19' x 68' 10-1/4"
2408	2	4001	North	12th	Street	43rd	15' X 87'
2408	3	2435	North	15th	Street	16th	16' X 50'
2408	4	2954	North	26th	Street	38th	16' x 55' 6"
2408	5	609-11	North	43rd	Street	6th	100' X 157' 2"
2408	6	1116	South	52nd	Street	51st	15' 10" x 97'
2408	7	1225	North	52nd	Street	44th	16' X 84.72' +/-
2408	8	417	North	52nd	Street	44th	16' x 80'
2408	9	4	South	53rd	Street	60th	LOT IRREGULAR
2408	10	109	South	54th	Street	60th	15' 3" X 68' 6"
2408	11	1155	South	54th	Street	51st	16' X 80'
2408	12	18	North	54th	Street	4th	16' x 63' 3"
2408	13	532	North	56th	Street	4th	LOT IRREGULAR
2408	14	1465	North	60th	Street	34th	15' X 90'
2408	15	622	South	60th	Street	3rd	15' 8" X 82'
2408	16	1501	North	62nd	Street	34th	15' 6" X 96'
2408	17	205	North	63rd	Street	34th	22' X 111' 6"
2408	18	1940		69th	Avenue	10th	16' X IRREG
2408	19	3620	North	9th	Street	43rd	15' X 65'
2408	20	2404	West	Allegheny	Avenue	38th	16' X 87'
2408	21	2001-03	North	American	Street	18th	66' 5-3/8" X IRREG
2408	22	5837		Arch	Street	4th	16' X 71'
2408	23	3132	West	Arizona	Street	28th	14' X 45'
2408	24	3034	North	Bailey	Street	38th	14' 4-1/8" x 45' 3"
2408	25	5936		Belmar	Terrace	3rd	17' 8" X 64'
2408	26	3050	West	Berks	Street	32nd	14' 9" X 76'
2408	27	2615	East	Birch	Street	25th	14' X 60'
2408	28	28	East	Bringhurst	Street	12th	15' X IRREG
2408	29	6021		Buist	Avenue	40th	16' X 75' 6"
2408	30	6229		Callowhill	Street	34th	15' X 47'
2408	31	2229	North	Carlisle	Street	16th	14' X 73' 10"
2408	32	1818	South	Cecil	Street	40th	15' X 53'
2408	33	2060	South	Cecil	Street	40th	15' X 53'
2408	34	2458	North	Chadwick	Street	16th	13' 11-5/8" x 47'
2408	35	6207		Chestnut	Street	3rd	16' X 100' 6"
2408	36	5643		Chew	Avenue	12th	14' 4-3/8" X 97'
2408	37	1951		Church	Lane	17th	15' 1/8" X 122' 6-3/4" +/-
2408	38	2251	North	Cleveland	Street	16th	14' x 45' 6"
2408	39	1819	South	Conestoga	Street	51st	15' x 60'
2408	40	1038		Daly	Street	51st	14' X 50'
2408	41	3821	North	Delhi	Street	43rd	16' X 45'
2408	42	2729	North	Dover	Street	28th	15' X 52' 9"
2408	43	1742	South	Edgewood	Street	3rd	LOT IRREGULAR
2408	44	223		Farson	Street	44th	15' x 100'
2408	45	2660	South	Felton	Street	40th	16' 6" X 62' 6"
2408	46	3812		Folsom	Street	24th	14' X 80'
2408	47	4933-49		Folsom	Street	44th	127' 10" X 56'
2408	48	843		Foulkrod	Street	35th	23' 9-1/4" X IRREG
2408	49	4661-65		Frankford	Avenue	23rd	LOT IRREGULAR
2408	50	4017		Glendale	Street	33rd	14' 3" X 65'
2408	51	1702	West	Glenwood	Avenue	16th	18' 1-5/8" X IRREG

BK #	Writ #	Street Number	Direction	Street Name	Suffix	Ward	Sales Desc.
2408	52	2404		Harlan	Street	29th	14' 2" X 41' 6"
2408	53	2430-32	West	Harold	Street	28th	36' X 60'
2408	54	4335		Holmesburg	Avenue	65th	LOT IRREGULAR
2408	55	4652		Horrocks	Street	23rd	15' 5-3/4" X 97' 6"
2408	56	1822	East	Huntingdon	Street	31st	16' 7" x 73' 8"
2408	57	2133	West	Indiana	Avenue	11th	SURVEY, 20' X 102' 6"
2408	58	5408-10		Jefferson	Street	4th	42' X 90'
2408	59	2256		Kennedy	Street	45th	16' X 63' 3"
2408	60	3309		Kip	Street	7th	14' 1-1/2" X 60'
2408	61	2862	North	Leithgow	Street	19th	12' 9-3/4" x 41' 3"
2408	62	6917		Linmore	Avenue	40th	14' X 60'
2408	63	2163	North	Marston	Street	32nd	15' 8" X 45'
2408	64	3513	North	Marvine	Street	43rd	15' 3" x 79'
2408	65	5605		Master	Street	4th	15' X 57' 6"
2408	66	644		May	Place	6th	25' X 83' 7-1/4"
2408	67	4524		Mulberry	Street	23rd	30' X 100'
2408	68	2628	North	Myrtlewood	Street	28th	14' x 52'
2408	69	2230	North	Natrona	Street	28th	16' X 62' 3" +/-
2408	70	2521	West	Nevada	Street	28th	12' 2" X 49'
2408	71	3039	West	Norris	Street	32nd	15' 8" X 73'
2408	72	1730	South	Orianna	Street	1st	16' X 45' 6"
2408	73	6132		Osage	Avenue	3rd	15' X 69'
2408	74	1742	West	Pacific	Street	13th	12' 7" X 100'
2408	75	7238		Paschall	Avenue	40th	15' 6" X 96'
2408	76	5279		Pennway	Avenue	23rd	16' 9-7/8" X IRREG
2408	77	2120	North	Randolph	Street	19th	12' x 40'.31"
2408	78	6040		Regent	Street	40th	16' X 57'
2408	79	1201-03		Sansom	Street	5th	LOT IRREGULAR
2408	80	1812-14		Shunk	Street	26th	61' X 101' 1"
2408	81	2243		Sigel	Street	48th	14' 3" x 47' 6"
2408	82	2719	West	Silver	Street	28th	14' X 50'
2408	83	717		Stelwood	Street	63rd	59' 8" X 150'
2408	84	5435		Stewart	Street	4th	23' X 90'
2408	85	2905	North	Stillman	Street	38th	14' 1" X 45' 9"
2408	86	1724	North	Taney	Street	32nd	15' X 51' 9"
2408	87	2832	North	Taney	Street	38th	14' 1" x 45'
2408	88	435	East	Tasker	Street	1st	16' X 64'
2408	89	4503		Teesdale	Street	41st	18' 3-1/2" X 80'
2408	90	816	West	Tioga	Street	43rd	14' x 51' 6"-1/2"
2408	91	5727		Tulip	Street	41st	19' X 100'
2408	92	5722		Vine	Street	4th	16' X 77'
2408	93	4711		Wallace	Street	6th	17' 11" X 80'
2408	94	6214		Washington	Avenue	3rd	20' 11" x 110"
2408	95	2518	North	Water	Street	31st	12' x 67' 6"
2408	96	2906		Waterloo	Street	7th	13' 11-1/2" X 44' 6"
2408	97	628	East	Wensley	Street	33rd	14' X 45' 6"
2408	98	4160		Whitaker	Avenue	7th	127' X IRREG
2408	99	2309		Wilder	Street	36th	14' X 50'
2408	100	6978	East	Wister	Street	10th	16' 4" X 90'
2408	101	7229-31		Woodland	Avenue	40th	50' X IRREG

TAX DELINQUENT SALE CONDITIONS OF SHERIFF SALE
*** SEE BID4ASSETS.COM/PHILADELPHIA**

www.TheLegalIntelligencer.com

For the full online version of the Legal Intelligencer