

Sheriff's Sale Notices for May 3, 2022

SHERIFF'S SALE

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

SECOND PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 3, 2022 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised

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that the Realty Transfer Taxes have been calculated and included in the bid amounts.

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

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

SHERIFF'S SALE OF TUESDAY, MAY 3, 2022

2205-301

7919 Pickering Ave 19150-0000, 50th Wd., 1620 Sq. Ft. BRT # 501236800 Improvements: Residential Property

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DWAYNE BROOKS, C.P. November 2018 No. 02607 \$164,153.91 KML Law Group, P.C.

2205-302

2037 Bonnaffon St A/K/A 2037 Bonnaffon Street 19142-1605, 40th Wd., 992 Sq. Ft. BRT # 403054600 Improvements: Residential Property
MOSES KAMARA, C.P. November 2018 No. 01762 \$86,947.57 KML Law Group, P.C.

2205-303

229 E Rockland St 19120-3913, 42nd Wd., 1200 Sq. Ft. BRT # 421119200 Improvements: Residential Property
NELSON L. GARCIA, C.P. November 2020 No. 00580 \$130,574.49 KML Law Group, P.C.

2205-304

3228 D St 19134-1704, 7th Wd., 772.50 Sq. Ft. BRT # 73147700 Improvements: Residential Property
WILFREDO CRUZ-ORTIZ, C.P. September 2019 No. 03078 \$47,196.45 KML Law Group, P.C.

2205-305

603 E Cheltenham Ave 19120-1715, 35th Wd., 1088 Sq. Ft. BRT # 352010600 Improvements: Residential Property
VALLON SHOWELL, WILLIAM SHOWELL III, C.P. July 2019 No. 03655 \$90,450.97 KML Law Group, P.C.

2205-306

2009 S 65th St 19142-2008, 40th Wd., 983 Sq. Ft. BRT # 401205000 Improvements: Residential Property
JOSEPH KAMARA, SOLELY IN HIS CAPACITY AS HEIR OF FRANCIS M. KAMARA, DECEASED, C.P. November 2020 No. 02120 \$42,088.82 KML Law Group, P.C.

2205-307

1319 72nd Ave 19126-1725, 61st Wd., 2350.66 Sq. Ft. BRT # 611452400 Improvements: Residential Property
JOHN T. WILSON, C.P. May 2020 No. 00928 \$175,887.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-308

3133 Reach St 19134-2410, 33rd Wd., 708 Sq. Ft. BRT # 331317600 Improvements: Residential Property
BERNICE TOWNSEND, C.P. January 2018 No. 00744 \$37,418.89 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-309

614 Lawler Pl 19116-3319, 58th Wd., 4089 Sq. Ft. BRT # 582103100 Improvements: Residential Property
IPOLITE MUMRADZE A/K/A IPOLITE MUMRADZE, C.P. August 2019 No. 02182 \$200,668.50 LOGS Legal Group LLP.

2205-310

828 E Hilton St 19134-1916, 33rd Wd., 712 Sq. Ft. BRT # 331053900 Improvements: Residential Property
KEITH JACKSON, C.P. June 2019 No. 05782 \$55,424.21 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-311

2917 S 67th St 19142-2604, 40th Wd., 3179 Sq. Ft. BRT # 406615800 Improvements: Residential Property Subject To Mortgage
THOMAS G. MCGILL TAPPEH, GWEH NEMENTOBOR A/K/A NEMENTORBOR GWEH A/K/A GWEH TAPPEH, C.P. January 2018 No. 03507 \$198,342.63 Stern & Eisenberg, PC.

2205-312

5710 Wynnefield Ave 19131-1229, 52th Wd., 3788 Sq. Ft. BRT # 522185100 Improvements: Residential Property Subject To Mortgage
LAWRENCE F. BELL, C.P. September 2019 No. 04722 \$37,497.61 Stern & Eisenberg, PC.

2205-313

6040 Webster St 19143-2316, 3th Wd., 1648 Sq. Ft. BRT # 33034100 Improvements: Residential Property Subject To Mortgage
ALIYA A. MARTINEZ, C.P. October 2017 No. 04122 \$128,820.90 Stern & Eisenberg, PC.

2205-314

1725 N 31st St 19121-2501, 32nd Wd., 930 Sq. Ft. BRT # 324195000 Improvements: Residential Property

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ROBERT WONGUS, C.P. February 2019 No. 00332 \$97,654.22 LOGS Legal Group LLP.

2205-315

6557 Wyncote Ave 19138-2513, 10th Wd., 1764 Sq. Ft. BRT # 102091600 Improvements: Residential Property
ROSALYN LEONORE COTTRELLO, A/K/A ROSALYN LEONORE CRAWFORD, C.P. June 2021 No. 02335 \$78,381.70 KML Law Group, P.C. (1).

2205-316

3423 Keim St 19134-1226, 33rd Wd., 623.04 Sq. Ft. BRT # 331280500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIA E. QUINTANA, DECEASED, JUAN DELGADO-QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, DAVID ORTIZ IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED IN THEIR CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, HIRAM QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, MARIA QUINTANA IN HER CAPACITY AS HEIR OF MARIA E. QUINTANA, C.P. October 2018 No. 00582 \$13,476.06 KML Law Group, P.C.

2205-317

2313 West Turner St 19121-2919, 29th Wd., 835.44 Sq. Ft. BRT # 291240100 Improvements: Residential Property
THE UNKNOWN HEIRS OF ADLENE HICKS DECEASED, C.P. June 2019 No. 07362 \$49,619.81 KML Law Group, P.C.

2205-318

2100 W 65th Ave Aka 2100 65th Avenue North 19138-0000, 17th Wd., 1520 Sq. Ft. BRT # 171355800 Improvements: Residential Property
TAMEKA CHISOM SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, ANTOINETTE M. CHISOM AKA ANTOINETTE M. BLOOMFIELD SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, THE UNKNOWN HEIRS OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, C.P. October 2019 No. 00010 \$110,848.92 KML Law Group, P.C.

2205-319

524 Lombard St 19147-1424, 5th Wd., 513.05 Sq. Ft. BRT # 512129300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ISABELLE D. MURRAY, C.P. November 2019 No. 01744 \$424,126.63 RAS Citron, LLC.

2205-320

2427 N 32nd St 19132-3307, 28th Wd., 961 Sq. Ft. BRT # 282184700 Improvements: Residential Property
DAVID HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY, WENDY JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY, CRYSTAL HUTT, IN HER CAPACITY AS HEIR OF MARION HARVEY, DONALD HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY, RENEE JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY, DARLENE WYNN, IN HER CAPACITY AS HEIR OF MARION HARVEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAION HARVEY, C.P. February 2019 No. 01749 \$27,771.94 RAS Citron, LLC.

2205-321

2403 Duncan St 19124-4111, 23rd Wd., 2250 Sq. Ft. BRT # 231013000 Improvements: Residential Property
JOSEPH LAWLESS, C.P. February 2016 No. 03941 \$197,850.62 LOGS Legal Group LLP.

2205-322

4564 Tackawanna St 19124-3748, 23rd Wd., 1221.13 Sq. Ft. BRT # 232337000 Improvements: Residential Property
FRANCES M. BROOKS, C.P. July 2017 No. 02583 \$81,183.67 LOGS Legal Group LLP.

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2205-323

5724 Vine St 19139-1235, 4th Wd., 1232 Sq. Ft. BRT # 42157900 Improvements: Residential Property Subject To Mortgage
GLENN C. DAVIS, C.P. May 2018 No. 03346 \$95,376.06 Stern & Eisenberg, PC.

2205-324

1542 Haines St Fka 1540 Haines Street 19126-2717, 10th Wd., 5707 Sq. Ft. BRT # 101262300 Improvements: Commercial Property Subject To Mortgage
CONNECT A CARE NETWORK LLC, BENNIE PETTWAY, C.P. August 2020 No. 01727 \$169,864.42 Fein, Such, Kahn & Shepard, P.C.

2205-325

4619 Devereaux Ave 19135-0000, 41st Wd., 2000 Sq. Ft. BRT # 411154100 Improvements: Residential Property
SYEDA J. NAHAR, C.P. February 2020 No. 02108 \$87,138.45 Parker McCay.

2205-326

1749 N Felton St 19151-3441, 34th Wd., 1455 Sq. Ft. BRT # 342341700 Improvements: Residential Property Subject To Mortgage
KGCC PROPERTIES, LP, C.P. January 2019 No. 03401 \$136,797.82 Stern & Eisenberg, PC.

2205-327

9429 Woodbridge Rd 19114-3420, 57th Wd., 4050 Sq. Ft. BRT # 572197462 Improvements: Residential Property
KIM PHAM, DENNIS CHAV, A/K/A DENNIS CHAU, C.P. December 2016 No. 02965 \$405,032.38 Romano Garubo & Argentieri.

2205-328

1021 Lakeside Ave 19126-2306, 61st Wd., 11225.19 Sq. Ft. BRT # 611438200 Improvements: Residential Property Subject To Mortgage
18 DEGREES NORTH LLC, MALIK BENIN, ACQUANETTA M. BENIN, C.P. February 2015 No. 02076 \$349,174.33 Brown McGarry Nimeroff LLC.

2205-329

7733 Orpheus Place 19153-0000, 40th Wd., 1798 Sq. Ft. BRT # 405864200 Improvements: Residential Property Subject To Mortgage
MICHAEL C. STEWART, C.P. June 2018 No. 02962 \$142,766.94 Kenya Bates, Esquire.

2205-330

11893b Academy Rd Unit J-8 19154-2601, 66th Wd., 0 Sq. Ft. BRT # 888660471 Improvements: Residential Property
JOSEPHINE TAYLOR, CHARLES BRIGHT, C.P. September 2018 No. 02501 \$25,496.29 Hladik Onorato & Federman, LLP.

2205-331

6351 Buist Ave 19142-3106, 40th Wd., 868 Sq. Ft. BRT # 402260200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE W. STEWART A/K/A GEORGE W. STEWART, SR., DECEASED, GEORGE W. STEWART, JR., IN HIS CAPACITY AS HEIR OF GEORGE W. STEWART A/K/A GEORGE W. STEWART, SR., DECEASED, C.P. January 2020 No. 03626 \$39,557.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-332

7116 Ogontz Ave 19138-2016, 10th Wd., 2280 Sq. Ft. BRT # 102015600 Improvements: Residential Property
VERMELLE THOMAS, LUTHER THOMAS A/K/A LUTHER W. THOMAS, ALLAN THOMAS A/K/A ALLAN D. THOMAS, C.P. December 2016 No. 00502 \$46,748.96 Friedman Vartolo LLP.

2205-333

12050 Abby Rd 19154-2620, 66th Wd., 1920 Sq. Ft. BRT # 662119013 Improvements: Residential Property
KONSTANTINOS POLYCHRONAKIS, C.P. November 2020 No. 01331 \$113,225.01 Hill Wallack, LLP.

2205-334

433 Knorr St 19111-4614, 35th Wd., 1485 Sq. Ft. BRT # 353147610 Improvements: Residential Property
WILLIAM TRINDLE, C.P. August 2019 No. 04960 \$80,743.70 Hill Wallack, LLP.

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2205-335

4910 Kershaw St 19131-4517, 43rd Wd., 980 Sq. Ft. BRT # 442134600 Improvements: Residential Property
JOAN REID A/K/A JOAN E. REID, C.P. October 2019 No. 00832 \$61,482.41 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-336

1226 Atwood Rd 19151-3109, 34th Wd., 1331.25 Sq. Ft. BRT # 344340200 Improvements: Residential Property
RAFIA R. FOSTER, C.P. July 2018 No. 03534 \$109,636.81 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-337

8821 Macon St 19152-1407, 57th Wd., 1368 Sq. Ft. BRT # 571252300 Improvements: Residential Property
RAYMOND R. FISCHER, TINA MARIE FISCHER AKA TINAMARIE FISCHER, C.P. November 2018 No. 03217 \$206,212.59 Hill Wallack, LLP.

2205-338

516 E Johnson St 19144-1001, 22th Wd., 2950.57 Sq. Ft. BRT # 592179200 Improvements: Residential Property
MARK REDMANN, THE UNITED STATES OF AMERICA, C.P. February 2020 No. 01341 \$168,509.53 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-339

2110 S Lambert St 19145-3504, 48th Wd., 892.08 Sq. Ft. BRT # 481354300 Improvements: Residential Property
REMONA A. GARY, C.P. January 2018 No. 00867 \$109,405.25 LOGS Legal Group LLP.

2205-340

1461 Stevens St 19149-3227, 54th Wd., 1028 Sq. Ft. BRT # 541049500 Improvements: Residential Property
BENJAMIN SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, BRITTANY SWEAT SOLELY IN HER CAPACITY AS HEIR OF JULIA SWEAT DECEASED, JOHN SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, LARRY SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, C.P. August 2019 No. 04430 \$39,218.06 KML Law Group, P.C.

2205-341

9831 Hoff St 19115-2206, 58th Wd., 3240 Sq. Ft. BRT # 581416400 Improvements: Residential Property
STEVEN ARGONDEZZI SOLELY IN HIS CAPACITY AS HEIR OF VICENT ARGONDEZZI, DECEASED, THE UNKNOWN HEIRS OF VICENT ARGONDEZZI, DECEASED, C.P. May 2019 No. 01539 \$69,631.49 KML Law Group, P.C.

2205-342

2117 Watkins St 19145-1926, 36th Wd., 725 Sq. Ft. BRT # 363137700 Improvements: Residential Property
MONICA PELZER, C.P. February 2019 No. 01750 \$86,457.14 KML Law Group, P.C.

2205-343

8348 Lynnwood Rd 19150-0000, 50th Wd., 5183 Sq. Ft. BRT # 502031900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GAIL KING A/K/A GAIL E. KING, SHAWN-TIAH KING, IN HER CAPACITY AS HEIR OF GAIL KING A/K/A GAIL E. KING, RACHEL EDMOND, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF GAIL KING A/K/A GAIL E. KING, KRISTA ALEXANDER, IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF GAIL KING A/K/A GAIL E. KING, C.K., A MINOR, IN HIS CAPACITY AS HEIR OF GAIL KING A/K/A GAIL E. KING, C.P. February 2019 No. 01443 \$225,686.26 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-344

1543 N Bouvier St 19121-4216, 47th Wd., 1062 Sq. Ft. BRT # 471275400 Improvements: Residential Property
OMAR FISHER, C.P. October 2017 No. 00970 \$252,202.43 Milstead & Associates LLC.

2205-345

2122 S Opal St 19145-3606, 48th Wd., 669.75 Sq. Ft. BRT # 481313200 Improvements: Residential Property
VINCENT IMBESI, JR. IN HIS CAPACITY AS HEIR OF VINCENT J. IMBESI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT J. IMBESI, C.P. February 2020 No. 00759 \$150,620.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

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2205-346

6806 Cottage St 19135-2202, 55th Wd., 1750.50 Sq. Ft. BRT # 552397500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL CUGINI A/K/A MICHAEL J. CUGINI, C.P. January 2020 No. 01279 \$50,723.75 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-347

11871 Academy Rd Unit H-4 19154-2601, 66th Wd., 0 Sq. Ft. BRT # 888660450 Improvements: Residential Property Subject To Mortgage
ANTHONY C OKOYE, NWANAKA N NWABI, C.P. October 2017 No. 04309 \$8,972.08 Hladik Onorato & Federman, LLP.

2205-348

11829a Academy Rd Unit B3 19154-2601, 66th Wd., 0 Sq. Ft. BRT # 888660407 Improvements: Residential Property Subject To Mortgage
CARLOS RODRIGUEZ, SERGEO GUILBAUD, C.P. June 2017 No. 02913 \$44,719.37 Hladik Onorato & Federman, LLP.

2205-349

4251 Neilson St 19124-4921, 33rd Wd., 810 Sq. Ft. BRT # 332530700 Improvements: Residential Property Subject To Mortgage
RAQUEL TORRES, C.P. September 2019 No. 02502 \$99,198.59 Stern & Eisenberg, PC.

2205-350

4205 Decatur St 19136-3131, 65th Wd., 1280 Sq. Ft. BRT # 651215500 Improvements: Residential Property
J.C., A MINOR SOLELY IN HER CAPACITY AS HEIR OF RALPH CHRISTOPHER CAPONE, DECEASED, C.P. May 2019 No. 00514 \$137,796.69 Hill Wallack, LLP.

2205-351

4813 Knorr St 19135-2307, 41st Wd., 2312 Sq. Ft. BRT # 412022000 Improvements: Residential Property
JOSEPH DENNIS JESUS, ADMINISTRATOR OF THE ESTATE OF MICHAEL D JESUS, DECEASED, C.P. January 2020 No. 03347 \$117,850.76 LOGS Legal Group LLP.

2205-352

2653 Massey Street Assessed As 2653 Massey Street 19142-0000, 40th Wd., 1240 Sq. Ft. BRT # 406118200 Improvements: Residential Property
SUSAN BAKER, A/K/A SUSAN T. BAKER, C.P. October 2019 No. 02408 \$83,753.60 LOGS Legal Group LLP.

2205-353

3956-62 N 16th St 19140-3404, 13th Wd., 6708 Sq. Ft. BRT # 882929590 Improvements: Residential Property Subject To Mortgage
ANDREA BYRD, DOROTHY CUNNINGHAM, C.P. September 2019 No. 02530 \$104,419.76 Stern & Eisenberg, PC.

2205-354

7731 Overbrook Ave 19151-2016, 34th Wd., 1776 Sq. Ft. BRT # 343262100 Improvements: Residential Property Subject To Mortgage
KGCC PROPERTIES, L.P. C.P. April 2019 No. 00760 \$132,442.80 Stern & Eisenberg, PC.

2205-355

1828 Frankford Ave 19125-2403, 18th Wd., 3990 Sq. Ft. BRT # 183050100 Improvements: Property
JEFFREY C MARSHALL, C.P. March 2020 No. 02361 \$147,492.25 BROCK & SCOTT PLLC.

2205-356

3509 Wellington St 19149-1617, 55th Wd., 1424 Sq. Ft. BRT # 551479300 Improvements: Residential Property
MELITA KENDALL, C.P. December 2019 No. 01339 \$131,424.47 Brock & Scott PLLC.

2205-357

5718 Woodbine Ave 19131-2221, 52th Wd., 3054.60 Sq. Ft. BRT # 522172300 Improvements: Residential Property
HERMAN DAVIS, JR. C.P. November 2017 No. 00614 \$182,786.66 Brock & Scott PLLC.

2205-358

1011 Lorraine St 19116-3415, 58th Wd., 1652 Sq. Ft. BRT # 582213000 Improvements: Residential Property
KRISTEN SANCHEZ, MICHAEL J SANCHEZ, C.P. August 2012 No. 02337 \$267,570.44 Brock & Scott PLLC.

2205-359

5830 Addison St 19143-1204, 60th Wd., 992 Sq. Ft. BRT # 604191900 Improvements: Residential Property
HATTIE MCCOY, ROBIN SCOTT, SEAN SCOTT, C.P. June 2018 No. 01598 \$24,024.34 KML Law Group, P.C. (1).

SHERIFF'S SALE

2205-360

6259 N Broad St 19141-2007, 49th Wd., 1599 Sq. Ft. BRT # 493254900 Improvements: Residential Property Subject To Mortgage
BARRINGTON HYLTON, PHYLLIS F. HYLTON, C.P. April 2019 No. 04705 \$171,181.70 Stern & Eisenberg, PC.

2205-361

1131 E Sharpnack St 19150-3108, 50th Wd., 1741.50 Sq. Ft. BRT # 502333400 Improvements: Residential Property Subject To Mortgage
INGRAM BELLAMY, ADMINSTRATRIX OF THE ESTATE OF GEORGIA BELLAMY, DECEASED, C.P. January 2019 No. 00095 \$64,666.85 Stern & Eisenberg, PC.

2205-362

11970 Academy Rd A/K/A 11970 Academy Road Apt 7 19154-0000, 66th Wd., 6411 Sq. Ft. BRT # 662044216 Improvements: Residential Property Subject To Mortgage
DEBORAH TODD, C.P. September 2020 No. 00253 \$218,710.51 Stern & Eisenberg, PC.

2205-363

3209 Winter St 19104-2544, 24th Wd., 1350 Sq. Ft. BRT # 241072800 Improvements: Residential Property Subject To Mortgage
BLACKWOOD REAL ESTATE DEVELOPEMENT & SERVICES, LLC., C.P. July 2019 No. 03465 \$402,525.30 Stern & Eisenberg, PC.

2205-364

5314 Webster St 19143-2629, 46th Wd., 1552 Sq. Ft. BRT # 462120400 Improvements: Residential Property Subject To Mortgage
ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVICES OF THE ESTATE OF CALVIN BEARD, DECEASED, EBONY NEAL SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BERAD, DECEASED, TERESA BEARD SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BEARD, DECEASED, VICTORIA NEAL, SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BEARD, DECEASED, C.P. January 2020 No. 02244 \$153,846.68 Stern & Eisenberg, PC.

2205-365

6816 Finch Pl 19142-2525, 40th Wd., 1624 Sq. Ft. BRT # 406577500 Improvements: Residential Property
BOBBIE GIVENS, ELSIE NICHOLS, THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, C.P. February 2017 No. 04211 \$87,133.46 Manley Deas Kochalski LLC.

2205-366

4608 N 12th St 19140-1228, 49th Wd., 1292 Sq. Ft. BRT # 491457000 Improvements: Residential Property Subject To Mortgage
CANDACE L. POPE, DECEASED, TIMOTHY POPE, C.P. June 2019 No. 07312 \$15,844.84 The Law Office Of Gregory Javardian.

2205-367

9877 Garvey Dr 19114-2115, 65th Wd., 1806 Sq. Ft. BRT # 652476800 Improvements: Residential Property
STEPHEN G. BAPTISTA, C.P. December 2015 No. 02783 \$188,193.36 Brock & Scott PLLC.

2205-368

7034 Tulip St 19135-2009, 41st Wd., 0 Sq. Ft. BRT # 412452705 Improvements: Residential Property
SHEILA L. FERGUSON, C.P. May 2017 No. 02591 \$216,886.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-369

1366 N 75th St 19151-2935, 34th Wd., 1264.75 Sq. Ft. BRT # 343280300 Improvements: Residential Property
RASHEENA MUHAMMAD, C.P. May 2018 No. 01409 \$142,213.50 KML Law Group, P.C.

2205-370

3352 Morning Glory Rd 19154-1820, 66th Wd., 2160 Sq. Ft. BRT # 663035300 Improvements: Residential Property
RICHARD B. BREAREY, C.P. December 2019 No. 02996 \$50,815.40 Brock & Scott PLLC.

2205-371

5801 W Thompson St 19131-4119, 4th Wd., 1266.50 Sq. Ft. BRT # 43030100 Improvements: Residential Property
TODD ARCHIE A/K/A TODD E. ARCHIE, C.P. April 2019 No. 04579 \$75,953.31 Stern & Eisenberg, PC.

2205-372

6515 N 18th St 19126-3402, 17th Wd., 1424 Sq. Ft. BRT # 172272900 Improvements: Residential Property
99 SOLUTIONS LLC, ANTHONY REDLEY,

SHERIFF'S SALE

GUARANTOR, C.P. November 2020 No. 01178 \$179,192.30 KML Law Group, P.C. (1).

2205-373

2006 W Cheltenham Ave 19138-2214, 10th Wd., 1800 Sq. Ft. BRT # 101408500 Improvements: Residential Property
ANTHONY MORSE, C.P. May 2017 No. 04204 \$63,791.17 Hladik Onorato And Federman, LLP.

2205-374

725 N 44th St 19104-1314, 6th Wd., 1620 Sq. Ft. BRT # 61297110 Improvements: Residential Property
LAMAR SIMPSON, THERESA SIMPSON, C.P. June 2011 No. 02133 \$202,591.45 Hladik Onorato And Federman, LLP.

2205-375

1617 Wolf St 19145-3838, 26th Wd., 900 Sq. Ft. BRT # 261018000 Improvements: Residential Property
DANIEL A CARUSO, C.P. August 2019 No. 00049 \$50,876.84 KML Law Group, P.C. (1).

2205-376

2034 S 22nd St 19145-2702, 48th Wd., 1550 Sq. Ft. BRT # 482202600 Improvements: Residential Property
MARVIN CARTER, C.P. February 2021 No. 00509 \$38,839.65 HLADIK ONORATO AND FEDERMAN, LLP.

2205-377

126 W Queen Ln 19144-6272, 12th Wd., 1540 Sq. Ft. BRT # 123116500 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF CYNTHIA L. SHIRLEY DECEASED, C.P. September 2020 No. 00016 \$82,771.79 Hladik Onorato And Federman, LLP.

2205-378

2525 S. Massey St 19142-0000, 40th Wd., 1252 Sq. Ft. BRT # 406113800 Improvements: Residential Property
TYRONE DUREN, GLOBAL TRANSITIONAL HOUSING, INC., C.P. July 2019 No. 02862 \$84,232.75 Hladik Onorato And Federman, LLP.

2205-379

592 A Rosalie St 19120-1233, 35th Wd., 1122 Sq. Ft. BRT # 352026900 Improvements: Residential Property
MICHAEL O. DAVIS, C.P. July 2019 No. 00742 \$130,784.75 Hladik Onorato And Federman, LLP.

2205-380

128 West Wyneva Street, Aka 128 Wyneva Street 19144-3632, 12th Wd., 1682 Sq. Ft. BRT # 123023500 Improvements: Residential Property
ANITA DREW, C.P. April 2019 No. 02286 \$125,805.41 McCabe, Weisberg & Conway, LLC.

2205-381

4325 E Wingohocking Street A/K/A 4325 Wingohocking Street 19124-3108, 23rd Wd., 1752 Sq. Ft. BRT # 234208500 Improvements: Residential Property
LISA M MACKENZIE, C.P. March 2017 No. 03166 \$80,273.47 KML Law Group, P.C. (1).

2205-382

4436 Aspen St 19104-1320, 6th Wd., 2410 Sq. Ft. BRT # 611513600 Improvements: Residential Property
JOSEPH SAMUELS, C.P. July 2017 No. 01443 \$108,082.48 KML Law Group, P.C. (1).

2205-383

6233 Ellsworth St 19143-2912, 3rd Wd., 2365 Sq. Ft. BRT # 33141100 Improvements: Residential Property
CLAUDE A BLAGMON, C.P. September 2014 No. 04567 \$159,967.72 KML Law Group, P.C. (1).

2205-384

6164 Kingsessing Ave 19142-2426, 40th Wd., 1186 Sq. Ft. BRT # 401265800 Improvements: Commercial Property Subject To Mortgage
LOPEZ & LAWRENCE DEVELOPMENTS LLC, C.P. May 2021 No. 00429 \$96,037.25 Norris McLaughlin.

2205-385

627 Lawler St 19116-3317, 58th Wd., 2826 Sq. Ft. BRT # 582098700 Improvements: Residential Property
RHODA BULKIN, C.P. February 2019 No. 02820 \$188,530.23 LOGS Legal Group LLP.

2205-386

2022 68th Ave 19138-0000, 10th Wd., 898 Sq. Ft. BRT # 102438100 Improvements: Residential Property
JAMES H. EDWARDS, III. C.P. January 2017 No. 01704 \$110,734.28 Parker McCay.

2205-387

2933 N 27th St 19132-1243, 38th Wd., 880 Sq. Ft. BRT # 381205400 Improvements: Residential Property Subject To Mortgage
INGRID M. SMITH, MAMIE SMITH, C.P.

SHERIFF'S SALE

December 2014 No. 03228 \$79,152.31 Stern & Eisenberg, PC.

2205-388

2208 Mount Vernon St 19130-3115, 15th Wd., 1032 Sq. Ft. BRT # 152057500 Improvements: Residential Property
VINCENT C. ROGERS, C.P. July 2015 No. 01863 \$395,681.22 Parker McCay, PA.

2205-389

215 W Penn St 19144-3903, 11th Wd., 2832 Sq. Ft. BRT # 124025100 Improvements: Residential Property
TOBIAS JENKINS, C.P. April 2018 No. 01431 \$210,300.23 Parker McCay, PA.

2205-390

6014 Palmetto St 19111-5728, 35th Wd., 5109 Sq. Ft. BRT # 352290000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARTHA PRZYBYSZEWSKI, DECEASED, C.P. July 2019 No. 02492 \$245,565.53 Hill Wallack, LLP.

2205-391

1803 73rd Ave 19126-0000, 10th Wd., 1141 Sq. Ft. BRT # 101349000 Improvements: Residential Property
JOYCE GILLIAM, C.P. December 2018 No. 03580 \$68,255.94 RAS Citron, LLC.

2205-392

4201 Shelmire Ave 19136-3618, 65th Wd., 1400 Sq. Ft. BRT # 651043100 Improvements: Residential Property
ANTHONY CANCELLIERE, III, C.P. November 2019 No. 01369 \$94,339.36 Hladik Onorato & Federman, LLP.

2205-393

4033 N 7th St 19140-2503, 43rd Wd., 1110 Sq. Ft. BRT # 433092000 Improvements: Residential Property
IRENE D. LOVETT, C.P. October 2021 No. 00606 \$47,047.01 RAS Citron, LLC.

2205-394

185 E Walnut Park Dr 19120-1024, 61st Wd., 1800 Sq. Ft. BRT # 611361900 Improvements: Residential Property
ARLENE LYDNER, C.P. February 2019 No. 03133 \$143,042.92 KML Law Group, P.C. (1).

2205-395

41 N Paxon St 19139-2749, 43rd Wd., 1792 Sq. Ft. BRT # 441108000 Improvements: Residential Property
WILLIAM REID, C.P. May 2018 No. 03003 \$218,493.87 Powers Kim, LLC.

2205-396

2244 S 9th St 19148-3100, 39th Wd., 965.56 Sq. Ft. BRT # 393430500 Improvements:

SHERIFF'S SALE

STEPHANIE CASELLA, DECEASED, VINCENT RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, STEPHANIE CELLUCCU, MINOR, IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, EDWARD M. CASELLA, GUARDIAN AD LITEM TO STEPHANIE CELLUCCU, MINOR IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, PAUL RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, GINA MARIE PARKER, IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, C.P. February 2019 No. 02620 \$63,070.99 Brock & Scott PLLC.

2205-402

10830 W Pelle Cir 19154-0000, 66th Wd., 1800 Sq. Ft. BRT # 662092218 Improvements: Residential Property
JUSTINIA ROONAN, C.P. August 2019 No. 04448 \$115,651.92 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-403

9334 Treaty Rd 19114-3510, 57th Wd., 1200 Sq. Ft. BRT # 572269200 Improvements: Residential Property
DARLENE ZORNEK A/K/A DARLENE MCLAUGHLIN ADMINISTRATRIX OF THE ESTATE OF JOSEPH MCLAUGHLIN & REAL OWNER, C.P. October 2019 No. 01953 \$164,518.17 McCabe, Weisberg & Conway, LLC.

2205-404

1500 Marcy Pl 19115-4285, 56th Wd., 1107 Sq. Ft. BRT # 888560525 Improvements: Residential Property
JUNG K KIM, AKA JUNG KYUM KIM, C.P. January 2019 No. 01882 \$132,856.15 KML Law Group, P.C. (1).

2205-405

2824 S Sydenham St 19145-4921, 26th Wd., 960 Sq. Ft. BRT # 261240100 Improvements: Residential Property
MAUREEN L. SOVANI, THOMAS PACE, C.P. August 2018 No. 00087 \$211,566.94 McCabe, Weisberg & Conway, LLC.

2205-406

2537 S Massey St 19142-0000, 40th Wd., 1252 Sq. Ft. BRT # 406114400 Improvements: Residential Property
TYRONE DUREN, GLOBAL TRANSITIONAL HOUSING, INC., C.P. March 2019 No. 02570 \$50,614.54 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

SHERIFF'S SALE

2205-407

11614 Hendrix Ter 19116-2529, 58th Wd., 3600 Sq. Ft. BRT # 582374047 Improvements: Residential Property
DIANE L. ROSSI, A/K/A DIANE ROSSI, SVAN HOUSING LLC, C.P. September 2019 No. 00731 \$120,748.00 Manley Deas Kochalski LLC.

2205-408

3339 Decatur St 19136-3021, 64th Wd., 1056 Sq. Ft. BRT # 642293400 Improvements: Residential Property
MARGARET BAILEY-SWARTZ, JOHN BAILEY, MAUREEN TAYLOR, C.P. July 2019 No. 03395 \$104,230.00 McCabe, Weisberg & Conway, LLC.

2205-409

5924 N 13th St 19141-3222, 49th Wd., 2368 Sq. Ft. BRT # 493217300 Improvements: Residential Property Subject To Mortgage
MELVIN T. SHARPE, JR., KNOWN HEIR OF THE ESTATE MELVIN T. SHARP, KAREN SHARP, KNOWN HEIR OF THE ESTATE MELVIN T. SHARP, JONATHAN BENNETT, THE UNKNOWN HEIRS, EXECUTORS AND DEVEISEES TO THE ESTATE OF MELVIN T. SHARP, C.P. August 2016 No. 02357 \$365,627.48 Stern & Eisenberg, PC.

2205-410

8408 Temple Rd 19150-1917, 50th Wd., 1620 Sq. Ft. BRT # 501078200 Improvements: Residential Property
THE UNKNOWN HEIRS OF TINA L. PETERSON, DECEASED, DOMINIQUE PETERSON-STEPHENS, SOLELY IN HER CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, DONTA PETERSON-STEPHENS, SOLELY IN HER CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, ISIAH JOSHUA SUTTON, SOLELY IN HIS CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, C.P. June 2019 No. 05257 \$155,749.09 KML Law Group, P.C. (1).

2205-411

1101 East Dorset St 19150-0000, 50th Wd., 6277.10 Sq. Ft. BRT # 502377000 Improvements: Residential Property
KEANEN GROSS, C.P. December 2019 No. 02002 \$178,900.87 KML Law Group, P.C.

2205-412

8508 Gibson Pl 19153-1529, 40th Wd., 2160 Sq. Ft. BRT # 405100504 Improvements: Residential Property
MARVIN LAMAR BURTON, C.P. December 2019 No. 00823 \$148,269.82 KML Law Group, P.C.

SHERIFF'S SALE

2205-413

723 W Annsbury St 19140-1301, 49th Wd., 915 Sq. Ft. BRT # 491024300 Improvements: Residential Property
JOSE LACEND JR., C.P. December 2018 No. 02690 \$16,841.26 KML Law Group, P.C.

2205-414

227 W Champlost Ave 19120-0000, 61st Wd., 1200 Sq. Ft. BRT # 612166000 Improvements: Residential Property
VICENT TALIAFERRO, C.P. September 2019 No. 03803 \$74,592.83 KML Law Group, P.C.

2205-415

8509 Kendrick Pl 19111-1360, 63rd Wd., 2841 Sq. Ft. BRT # 632269600 Improvements: Residential Property
KEVIN CLARK, C.P. January 2020 No. 02708 \$231,462.86 KML Law Group, P.C.

2205-416

3852 Brown St 19104-1627, 24th Wd., 1274 Sq. Ft. BRT # 243066500 Improvements: Residential Property
CHARLES FARLEY, C.P. December 2017 No. 02999 \$43,935.88 Powers Kim, LLC.

2205-417

6519 Dorcas St 19111-5405, 53th Wd., 2229 Sq. Ft. BRT # 531205100 Improvements: Residential Property
WANDA COTTOM, C.P. March 2019 No. 00624 \$216,126.74 KML Law Group, P.C.

2205-418

139 N 55th St 19139-2503, 4th Wd., 1050.10 Sq. Ft. BRT # 41159100 Improvements: Residential Property
NICOLE NELSON, C.P. October 2018 No. 00989 \$98,986.58 KML Law Group, P.C.

2205-419

6479 Milton St 19119-3951, 22th Wd., 3997.50 Sq. Ft. BRT # 221309800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER LOUISE B. SNOWDEN, C.P. October 2020 No. 00437 \$260,986.42 Pincus Law Group, PLLC.

2205-420

3540 Conrad St 19129-1639, 38th Wd., 1440 Sq. Ft. BRT # 382232500 Improvements: Residential Property Subject To Mortgage
ANDREW B GARDNER, KELLY A GARDNER, C.P. July 2018 No. 02703 \$62,786.07 The Law Office Of Gregory Javardan.

2205-421

4228 Decatur St 19136-3132, 65th Wd., 1486 Sq. Ft. BRT # 651210400 Improvements: Resi-

SHERIFF'S SALE

dential Property
CHRISTINE COLLINS, C.P. September 2019 No. 03717 \$179,032.76 Hill Wallack, LLP.

2205-422

140 E Ruscomb St 19120-3940, 42nd Wd., 1260 Sq. Ft. BRT # 421159900 Improvements: Residential Property
JONATHAN TOLIVER, C.P. August 2018 No. 02602 \$115,688.51 Hill Wallack, LLP.

2205-423

2257 Brill St 19137-1318, 45th Wd., 763.07 Sq. Ft. BRT # 453383900 Improvements: Residential Property Subject To Mortgage
MANUEL DELAROSA, C.P. February 2020 No. 03551 \$167,377.93 Stern & Eisenberg, PC.

2205-424

2023 Tulip St 19125-1911, 31st Wd., 1884 Sq. Ft. BRT # 311257900 Improvements: Residential Property
FRANCIS J. CZYZEWSKI, IN HIS CAPACITY AS HEIR OF MARY JO URBANSKI, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY JO URBANSKI, DECEASED, C.P. June 2021 No. 01169 \$122,131.89 Brock & Scott PLLC.

2205-425

7601 Crittenden St, H2 19118-3228, 9th Wd., 1156 Sq. Ft. BRT # 888200620 Improvements: Residential Property
ROY S. TURNER, C.P. September 2018 No. 00729 \$40,070.48 Gleen M. Ross, Esquire.

2205-426

242 E Mayfield St 19134-2810, 7th Wd., 609 Sq. Ft. BRT # 71252100 Improvements: Residential Property Subject To Mortgage
ROBERT D WILSON, C.P. March 2020 No. 02743 \$57,781.85 Stern & Eisenberg, PC.

2205-427

8427 Thouron Ave 19150-0000, 15th Wd., 2160 Sq. Ft. BRT # 502179900 Improvements: Commercial Property
ANDRE COLLINS, C.P. February 2021 No. 02684 \$156,193.54 Gleen M. Ross, Esquire.

2205-428

2838 Pratt St 19137-2212, 45th Wd., 1638 Sq. Ft. BRT # 453143700 Improvements: Residential Property Subject To Mortgage
ANY/ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES DEVEISEES OF ALEXANDER J. SCHULKE, C.P. May 2019 No. 09133 \$137,000.24 Stern & Eisenberg, PC.

SHERIFF'S SALE

2205-429

2907 Aramingo Ave 19134-4332, 25th Wd., 1092 Sq. Ft. BRT # 251453900 Improvements: Residential Property Subject To Mortgage
ANGEL L. DIAZ TORRES A/K/A ANGEL L. DIAZ-TORRES, C.P. April 2019 No. 04576 \$51,091.72 Stern & Eisenberg, PC.

2205-430

2514 Dickinson St 19146-4435, 36th Wd., 750 Sq. Ft. BRT # 364037714 Improvements: Residential Property
BRUCE L. RODES, JR., C.P. June 2014 No. 04925 \$141,473.91 James Smith Dietterick & Connelly, LLP.

2205-431

1940 Sparks St 19141-0000, 17th Wd., 1180 Sq. Ft. BRT # 171273000 Improvements: Residential Property
UNKNOWN SURVING HEIRS OF JOSEPH STEWART, RANDY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GARY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, FREDERICK L STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, ARTHUR STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GLORIA STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, RODNEY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, C.P. January 2018 No. 01989 \$78,269.12 McCabe, Weisberg & Conway, LLC.

2205-432

590 Livezey St 19128-2451, 21th Wd., 2650 Sq. Ft. BRT # 213345816 Improvements: Residential Property
SANDRA JOYCE MAY A/K/A SANDRA J. MAY, C.P. July 2019 No. 02296 \$100,837.70 James Smith Dietterick & Connelly, LLP.

2205-433

1933 E Huntingdon St 19125-1109, 31st Wd., 1383 Sq. Ft. BRT # 314149710 Improvements: Residential Property
DAVID SLAUGHTER, C.P. October 2015 No. 00200 \$136,024.59 James Smith Dietterick & Connelly, LLP.

2205-434

6136 W Oxford St 19151-3428, 34th Wd., 2256 Sq. Ft. BRT # 342093300 Improvements: Residential Property
ERIC BROWN A/K/A ERIC S. BROWN, THE UNITED STATES OF AMERICA, C.P. September 2018 No. 03494 \$245,278.46 Hill Wallack, LLP.

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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)

FLETCHER, LEAH LOUISE - Lynne Fletcher Francis, Administratrix, c/o Thomas E. Wyler Esq., 22 E. Third St., Media, PA 19063; Thomas E. Wyler, Attorney, 22 E. Third St., Media, PA 19063.

4-18-3*

NORRIS, CYNTHIA SHIVON - Ann J. Newsome, Administratrix, 8450 Gate Parkway West, Apt. 1526, Jacksonville, FL 32216.

4-18-3*

REID, RICHARD HERMAN - Richard A. Reid, Administrator, c/o McDevitt Law Office LLC, 940 West Valley Road, Suite 1601, Wayne PA 19087.

4-18-3*

VAN SANT, KAREN (a/k/a KAREN SHELLMER) - Ashley Trautz, Administratrix, 2 Marcia Ct, Erial, NJ 08081.

4-11-3*

COMPLAINTS

Richard M. Squire & Associates, LLC, Attorneys for Plaintiff
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929
115 West Avenue, Suite 104
Jenkintown, PA 19046
Telephone: (215) 886-8790
Fax: (215) 886-8791

**IN THE COURT OF COMMON PLEAS
PHILADELPHIA COUNTY, PENNSYLVANIA
DOCKET NO.: 220101261**

CIVIL ACTION - MORTGAGE FORECLOSURE

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., PLAINTIFF v. Unknown Heirs, Devisees, and/or Personal Representatives of Alan Levy, deceased, 1841 Ashurst Road, Philadelphia, PA 19151, DEFENDANT(S).

**COMPLAINT - CIVIL ACTION
NOTICE TO DEFEND
NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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AVISO

LE HAN DEMANDADO A USTED EN LA CORTE. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparancia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus edades u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO, LLAME O VAYA A LA SIGUIENTE OFICINA. ESTA OFICINA PUEDE PROVEERLE INFORMACION ACERCA DE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CALIFICAN.

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Richard M. Squire & Associates, LLC, Attorneys for Plaintiff
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929
115 West Avenue, Suite 104
Jenkintown, PA 19046
Telephone: (215) 886-8790
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**IN THE COURT OF COMMON PLEAS
PHILADELPHIA COUNTY, PENNSYLVANIA
DOCKET NO.: 220101261**

CIVIL ACTION

MORTGAGE FORECLOSURE

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loan Inc., PLAINTIFF v. Unknown Heirs, Devisees, and/or Personal Representatives of Alan Levy, deceased, 1841 Ashurst Road, Philadelphia, PA 19151, DEFENDANT(S).

COMPLAINT IN MORTGAGE FORECLOSURE

Plaintiff, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., by and through its undersigned attorney brings this action in mortgage foreclosure upon the following cause of action:

1. Plaintiff, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans Inc., is a limited liability company with its principal place of business at 635 Woodward Avenue, Detroit, MI 48226.

2. Alan Levy was the real owner of, and mortgagor to, the real property located at 1841 Ashurst Road, Philadelphia, PA 19151 including any/all improvements and detached structures thereon as well as any/all riparian/water rights appertaining thereto (hereinafter collectively referred to as "Premises").

3. On June 29, 2015, Alan Levy made, executed, and delivered a Mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Quicken Loans Inc. (hereinafter referred to as "Originating Lender") as security for payment and other obligations in consideration of a mortgage loan made to Alan Levy by the Originating Lender. Said Mortgage is recorded in the Office of the Recorder in and for Philadelphia County, and was recorded on July 17, 2015 as Instrument No./Doc. ID 52942025, and is incorporated herein by reference by virtue of Pa. R. Civ.P. 1019(g).

4. By Assignment of Mortgage dated December 10, 2020, the Mortgage was assigned to, Quicken Loans Inc., which Assignment was recorded on December 18, 2020 in the Office of the Recorder in and for Philadelphia County in Instrument No. 53766978. Quicken Loans Inc. underwent a conversion to a limited liability company, and then a business name change to become Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff is the holder of the Mortgage.

5. Alan Levy departed this life on 5/27/2020.

6. A true and correct copy of the Legal Description is attached hereto, made part hereof, and marked as Exhibit "A."

7. The address of the Premises is 1841 Ashurst Road, Philadelphia, PA 19151.

8. The aforesaid Mortgage is in default because the required monthly payments due under the terms of the aforesaid Mortgage have not been made from September 1, 2020 through the present date. By the terms of the aforesaid Mortgage, upon breach and failure to cure said breach after written notice thereof, all sums secured by said Mortgage shall be immediately due and owing.

9. The terms of the aforesaid Mortgage further provide that, in the event of default, Plaintiff shall be entitled to recover, inter alia, costs, corporate advances, escrow advances, and attorney's fees.

10. The following amounts are due as of February 4, 2022:

Principal Balance	\$80,494.32
Total Interest	\$4,843.92
Late Charges	\$51.07
NSF Fees	\$50.00
MIP/PMI	\$101.86
Recoverable Balance (corporate advances)	\$280.00
Escrow Advances	\$3,177.39
Total	\$88,998.56

plus additional pre-judgment and post-judgment interest at the per diem rate of \$8.80 or at the adjusted amount if the interest rate is variable, additional corporate advances, additional escrow advances, additional attorneys' fees and court costs, and any/all other sums recoverable by Plaintiff under the terms of the aforesaid mortgage.

11. Notice of Intention to Foreclosure pursuant to Act 6 and/or Act 91 was sent in accordance with Pennsylvania law more than 34 days ago to the Premises.

WHEREFORE, Plaintiff respectfully requests that judgment in rem be entered in its favor and against Defendant, Unknown Heirs, Devisees, and/or Personal Representatives of Alan Levy, deceased, for foreclosure and sale of the Premises in the amounts due as set forth above, namely \$88,998.56, plus additional pre-judgment and post-judgment interest at the per diem rate of \$8.80 or at the adjusted amount if the interest rate is variable, additional corporate advances, additional escrow advances, additional attorneys' fees and court costs, any/all other sums recoverable by Plaintiff under the terms of the aforesaid Mortgage, and such other relief as this Court deems just and proper.

Richard M. Squire & Associates, LLC

By:

____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Michael J. Clark, Esq. (PA I.D. # 202929)

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

215-886-8790

215-886-8791 (FAX)

rsquire@squirelaw.com

tfreedman@squirelaw.com

mclark@squirelaw.com

Attorneys for Plaintiff

Date:

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT "A"

All that certain lot or piece of ground with the Buildings and Improvements thereon erected Situate in the Thirty-fourth Ward of the City of Philadelphia, bounded and described according to a Survey & Plan of Properties in Overbrook Park #3 for Madison Construction Company, by George T. Shegog, Surveyor & Regulator of the 7th District, on December 14, 1948, and recorded on December 27, 1948, in Plan Book No. 4 Page 32, being Lot No. 243, BEING #1841 Ashurst Road.

Being the same premise that Alan Levy, as Executor by deed dated 4/28/2003 and recorded 5/22/2003 in the office of the Recorder of Deeds in the County of Philadelphia, Commonwealth of Pennsylvania as Instrument No. 50676791 granted and conveyed to Alan Levy.

Alan Levy departed this life on 5/27/2020

Tax ID: 343375200

4-18-1*

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PUBLIC NOTICES

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MISCELLANEOUS GENERAL NOTICES

City of Philadelphia

Board of Health Public Meeting Notice

Notice is hereby given that the City of Philadelphia Board of Health will hold a Public Meeting on **Thursday, April 21, 2022, at 6:30 p.m.** This meeting will be held virtually. The public is invited to attend.

Please visit <https://www.phila.gov/departments/board-of-health/> or call 215-686-9095 for instructions on how to access the meeting. The agenda will be posted 24-hours in advance of the meeting at <https://www.phila.gov/departments/board-of-health/regulations-and-meeting-minutes>.

4-18-1*

Notice is hereby given that the City of Philadelphia's Board of Labor Standards will hold a public meeting on **Tuesday, April 19, 2022, at 5:00 pm.** The meeting will be held virtually and the public is invited to attend. To access the meeting, please use the following link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTE5NTg1N2UtN2NhMy00NmY0LTg4MmUtMDlmNGVjOWM2MjIz%40thread.v2/0?content=%7b%22tid%22%3a%222046864f68ea-497d-af34-a6629a6cd700%22%2c%22oid%22%3a%22d116f514-0db7-41e7-abe0-874b3def94e0%22%7d

If you have any questions about the meeting or how to access it, please contact Board Chair Brian Clinton at Brian.Clinton@phila.gov.

4-18-2*

SUSPENSION NOTICES

NOTICE OF SUSPENSION

Notice is hereby given that on April 8, 2022, pursuant to Rule 208, Pa.R.D.E., the Supreme Court of Pennsylvania ordered that **Royce W. Smith (#201295)** formerly of Philadelphia, PA, be placed on Temporary Suspension until further definitive action by the Supreme Court, to be effective May 8, 2022.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the Supreme Court of Pennsylvania

4-18-1*

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LEGAL LISTINGS

COURT NOTICES

MASS TORT - ASBESTOS 2022 TRIAL LIST

The Mass Tort - Asbestos Trial List for 2022 is published on Page 24.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 466
 :
 ORDER AMENDING RULES 301, 302, : MAGISTERIAL RULES DOCKET
 AND 321 AND ADOPTING RULE 350 OF :
 THE PENNSYLVANIA RULES OF CIVIL :
 PROCEDURE GOVERNING ACTIONS AND :
 PROCEEDINGS BEFORE MAGISTERIAL :
 DISTRICT JUDGES :
 :

ORDER

PER CURIAM

AND NOW, this 12th day of April, 2022, upon the recommendation of the Minor Court Rules Committee; the proposal having been published for public comment at 50 Pa.B. 3104 (June 27, 2020) and 51 Pa.B. 5596 (September 4, 2021) pursuant to Pa.R.J.A. 103(a)(3):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rules of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges 301, 302, and 321 are amended and Pennsylvania Rule of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges 350 is adopted, in the attached form.

This Order shall be processed in accordance with Pa.R.J.A. 103(b) and shall be effective on October 1, 2022.

Additions to the rules are shown in bold and are underlined.
 Deletions from the rules are shown in bold and brackets.

Rule 301. Definition; Scope

A. As used in this chapter,^[1] “action” means a civil action brought before a magisterial district judge.

1 [Rules in 300 Series.]

B. Civil action includes any action within the jurisdiction of a magisterial district judge except an action by a landlord against a tenant for the recovery of the possession of real property.

C. As used in this chapter, “complaint” or [C]ivil [A]ction shall include, where applicable, the attached and completed Civil Action Hearing Notice form.

[Official Note] Comment: Civil action includes actions formerly denominated “assumpsit” or “trespass” (**commonly called contract and tort cases, respectively**) and civil claims for fines and penalties. See [Section 1515(a)(3) of the Judicial Code,] 42 Pa.C.S. § 1515(a)(3) prescribing the jurisdiction of magisterial district judges.

The rules in this chapter [will] apply to all civil actions before magisterial district judges except an action by a landlord against a tenant for the recovery of possession of real property, which [are] is governed by Chapter 500 of these rules.

Except as otherwise provided in Rule 350, the rules in this chapter apply to de novo appeals filed pursuant to 75 Pa.C.S. § 3369(j)(4), relating to automated work zone speed enforcement violations.

Statutes authorizing a civil fine or penalty include [the following: (1) Section 10.1 of the Act of April 27, 1927, P.L. 465, No. 299, added by section 2 of the Act of December 21, 1988, P.L. 1315, No. 168, 35 P.S. § 1230.1 relating to clean indoor air; and Sections 617.1 and 817-A of the Act of July 31, 1968, P.L. 805, No. 247, as added by sections 62 and 77 of the Act of December 21, 1988, P.L. 1329, No. 170,] 53 P.S. §§ 10617.1[,] and 10817-A relating to violations of zoning and joint municipal zoning ordinances.

Rule 302. Venue

[Official Note] Comment: This rule [replaces the temporary venue provisions of § 14 of the Schedule to Article V, Pennsylvania Constitution, 1968. It] combines, with some minor changes, the Pennsylvania Rules of Civil Procedure relating to venue. See:

- (1) Individuals: Pa.R.Civ.P. [No.] 1006(a).
- (2) Partnerships: Pa.R.Civ.P. [No.] 2130(a).
- (3) Corporations: Pa.R.Civ.P. [No.] 2179(a).

Court Notices continues on 29

COMING EVENTS

APRIL 18 - 19

Family Law Institute 2022

Webcast: 9:00 AM to 4:40 PM (Day 1), 9:00 AM to 12:15 PM (Day 2)

Cost: \$299.00/\$249.00 Standard; \$150.00/\$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 7.5 substantive/1.5 ethics

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

Cost: \$279.00 Standard; \$140.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 3 substantive
 For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

IRA Basics

Webcast: 1:15 PM to 4:30 PM | Simulcast locations offered
 Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 3 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 25

Cyberlaw Update

Webcast: 9:00 AM to 4:20 PM | Simulcast locations offered
 Cost: \$299.00 Standard; \$150.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 6 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 26

PA Inheritance Tax Questions

Webcast: 9:00 AM to 12:15 PM | Simulcast locations offered
 Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 3 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

Gaming Law Update & the Skill Game Debate

Webcast: 1:30 PM to 3:30 PM

Cost: \$149.00 Standard; \$75.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 2 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

The Right to Know Law

Webcast: 1:15 PM to 4:30 PM | Simulcast locations offered
 Cost: \$279.00 Standard; \$140.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals 3 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 21

Assessment Law & Practice in Pennsylvania

Webcast: 9:00 AM to 12:15 PM | Simulcast locations offered

I N S I D E

19	Coming Events	27	U.S. Bankruptcy Court
23	Common Pleas Court	27	Hearings
	27 Civil Trial List		
20	Federal Court	27	Court of Appeals
27	Orphan's Court	27	District Court

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- (4) Insurance Policies: Pa.R.Civ.P. [No.] 2179(b).
- (5) Unincorporated Associations: Pa.R.Civ.P. [No.] 2156(a).
- (6) Political Subdivisions: Pa.R.Civ.P. [No.] 2103(b).

This rule is not intended to repeal special statutory venue provisions, [not included therein (see Rule 382(3)),] such as the: (1) venue provisions [of the Goods and Services Installment Sales Act, Act of October 28, 1966, P.L. 7, Art. XII, § 1205, 69 P.S. § 2205,] for actions involving installment sales of goods and services, 12 Pa.C.S. § 6307; (2) [nor is it intended to contravene the special] venue provisions [of § 811] of the Fair Debt Collection Practices Act, 15 U.S.C. § 1692i, pertaining to actions brought by debt collectors against consumers; and (3) venue provisions from automated work zone speed enforcement violations, 75 Pa.C.S. § 3369(j)(4). See Pa.R.Civ.P.M.D.J. 382(1) (pertaining to Acts of Assembly providing for special venue provisions that are not suspended).

For a definition of “transaction or occurrence,” see *Craig v. W.J. Thiele & Sons, Inc.*, [395 Pa. 129,] 149 A.2d 35 (Pa. 1959).

Subdivision G is intended to take care of indistinct, “center line” or other confusing boundaries in the respects mentioned. When a complaint is transferred under subdivision H, it is treated as if originally filed in the transferee court on the date first filed in a court. If service of the complaint has already been made, no new service may be necessary, but the transferee court must set a new date, time and place for the new hearing and notify the parties thereof. It is the intent of this rule that cases may be transferred to any Pennsylvania court with appropriate jurisdiction and venue, including the Philadelphia Municipal Court. Likewise, nothing in this rule prohibits a court other than a magisterial district court from transferring a case to a magisterial district court with proper jurisdiction and venue, in accordance with the procedural rules of the transferring court. The jurisdictional limits of the magisterial district courts and the Philadelphia Municipal Court are governed by [Sections 1515 and 1123 of the Judicial Code, respectively,] 42 Pa.C.S. §§ 1515 and 1123, respectively.

There are no costs for transfer of the complaint and no additional filing costs when a case is transferred from one magisterial district court to another magisterial district court. There are no additional filing costs when a case is transferred from the Philadelphia Municipal Court to a magisterial district court.

There may be additional service costs when a case is transferred.

Rule 321. Hearings and Evidence

The magisterial district judge shall be bound by the rules of evidence, except that a bill, estimate, receipt, or statement of account [which] that appears to have been made in the regular course of business may be introduced in evidence by any party without affidavit or other evidence of its truth, accuracy, or authenticity.

[Official Note] Comment: The exception to the rules of evidence provided by this rule was inserted because the Pennsylvania statutes making certain business entries admissible in evidence [(see the Judicial Code, § 6108, 42 Pa.C.S. § 6108)] apparently do not apply to bills, receipts, and the like [which] that are made in the regular course of business but are not made as “records.” See 42 Pa.C.S. § 6108. The fact that this exception permits the introduction of these items of evidence without affidavit or other evidence of their truth, accuracy, or authenticity does not, of course, preclude the introduction of evidence contradicting them. The exception was deemed necessary because the items of evidence made admissible thereby are probably the proofs most commonly used in minor judiciary proceedings. See Rule 350D(2) for additional exceptions applicable to appeals from automated work zone speed enforcement violations.

– The following text is entirely new –

Rule 350. Automated Work Zone Speed Enforcement Violation Appeals

A. As used in this rule:

(1) “Appellant” means the owner of a vehicle who has requested the appeal of a determination by a hearing officer pursuant to 75 Pa.C.S. § 3369(j)(4).

(2) “Appellee” means the Pennsylvania Department of Transportation, the Pennsylvania Turnpike Commission, or the system administrator designated by those agencies pursuant to 75 Pa.C.S. § 3369(h)(3)(i).

B. **Venue.** An appeal filed pursuant to this rule shall only be filed in the magisterial district court in the magisterial district where the violation of 75 Pa.C.S. § 3369(c) occurred.

C. **Notice of Appeal.**

(1) An appellant may appeal a determination of a hearing officer pursuant to 75 Pa.C.S. § 3369(j)(4) by filing a notice of appeal on a form prescribed by the State Court Administrator together with a copy of the hearing officer’s determination.

(2) The appellant shall pay all costs for filing and service of the notice of appeal at the time of filing or, if without the financial resources to pay the costs of litigation, the appellant shall file a petition to proceed *in forma pauperis* pursuant to Rule 206E.

(3) After setting the hearing date pursuant to Rule 305, the magisterial district judge shall serve the notice of appeal on the appellee by mailing a copy to the appellee at the address listed on the hearing officer’s determination by certified mail or comparable delivery method resulting in a return receipt in paper or electronic form. The return receipt shall show that the notice of appeal was received by the appellee.

D. **Hearing; Evidence.**

(1) The proceeding shall be conducted *de novo* in accordance with these rules as if the action was initially commenced in a magisterial district court with the appellee having the burden of proof.

(2) The hearing is subject to the standards of evidence set forth in Rule 321, except that photographs, videos, vehicle titles, police reports, and records of the Pennsylvania Department of Transportation may also be entered as evidence by any party without affidavit or other evidence of their truth, accuracy, or authenticity.

Comment: 75 Pa.C.S. § 3369 established a program to provide for automated speed enforcement systems in active work zones on certain highways under the jurisdiction of the Pennsylvania Department of Transportation and the Pennsylvania Turnpike Commission. This rule was adopted to address the provisions of the statute that permits a *de novo* appeal to a magisterial district court from a determination of a hearing officer following an administrative hearing to contest an alleged violation of 75 Pa.C.S. § 3369(c). Because these actions are *de novo* appeals, they shall proceed as any other civil action commenced in a magisterial district court except as provided by this rule.

Insofar as other procedures under these rules may be applicable, the appellant shall be deemed the “defendant” and the appellee shall be deemed the “plaintiff.”

The initiating document in an appeal filed pursuant to Rule 350 is the notice of appeal, which shall be used in lieu of a complaint.

Photographs, videos, vehicle titles, police reports, and records of the Pennsylvania Department of Transportation were added to the existing business record exceptions in Rule 321 because they are the proofs most likely to be used to support the permitted defenses to 75 Pa.C.S. § 3369(c).

The appellant shall pay civil fines incurred pursuant to 75 Pa.C.S. § 3369(e) to the appellee and not to the magisterial district court. See Pa.R.Civ.P.M.D.J. 323, cmt. (clarifying that payments are made to the prevailing party and not the magisterial district court). If the magisterial district judge enters judgment in favor of the appellant, *i.e.*, the vehicle owner, the appellant is entitled to recover taxable costs from the appellee. See Pa.R.Civ.P.M.D.J. 206B (“[T]he prevailing party in magisterial district court proceedings shall be entitled to recover taxable costs from the unsuccessful party. Such costs shall consist of all filing, personal service, witness, and execution costs authorized by Act of Assembly or general rule and paid by the prevailing party.”) Procedures for enforcement of judgments, including judgments in favor of the appellant for taxable costs from the appellee, are set forth in Rules 401 *et seq.*

See Rules 1001 *et seq.* for procedures to appeal a judgment rendered by a magisterial district judge or to file a *praece* for a writ of *certiorari* in civil actions, including actions brought pursuant to this rule.

MINOR COURT PROCEDURAL RULES COMMITTEE ADOPTION REPORT

Amendment of Pa.R.Civ.P.M.D.J. 301, 302, and 321 and Adoption of Pa.R.Civ.P.M.D.J. 350

On April 12, 2022, the Supreme Court amended Pennsylvania Rules of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges 301, 302, and 321 and adopted new Rule 350 (“Rules”). These rule changes relate to appeals from hearing officer adjudications of automated work zone speed enforcement system violations (“AWZSES”). The Minor Court Procedural Rules Committee (“Committee”) has prepared this Adoption Report describing the rulemaking process as it relates to these Rules. An Adoption Report should not be confused with Comments to the rules. See Pa.R.J.A. 103, Comment. The statements contained herein are those of the Committee, not the Court.

Act 86 of 2018 (“Act”) authorized the use of automated work zone speed enforcement systems (“AWZSES”) in active work zones along the Pennsylvania Turnpike and “[f]ederal aid highways only under the jurisdiction of the [PennDOT].” See 75 Pa.C.S. § 3369(a). The Act also established civil penalties for a speeding offense in a highway work zone recorded by an AWZSES. When the AWZSES records a speeding violation in an active work zone, a system administrator (*i.e.*, agency vendor) will prepare and send a violation notice to the registered vehicle owner identified by the system. See *id.* § 3369(d). The vehicle owner may request a hearing before a hearing officer to contest the alleged violation. See *id.* § 3369(j)(1). The Act permits a vehicle owner to appeal the hearing officer’s decision before a magisterial district judge:

If the owner requests in writing that the decision of the hearing officer be appealed, the system administrator shall file the notice of violation and supporting documents with the office of the magisterial district judge for the magisterial district where the violation occurred, and the magisterial district judge shall hear and decide the matter *de novo*.

See *id.* § 3369(j)(4). PennDOT and the Pennsylvania Turnpike Commission (collectively, “agencies”) implemented AWZSES and it is operational. In anticipation of appeals from hearing officer determinations filed pursuant to 75 Pa.C.S. § 3369(j)(4), the Committee drafted Rule amendments to (1) clarify that Pa.R.Civ.P.M.D.J. 301–382 apply to AWZSES violation appeals; and (2) provide certain exceptions for these actions due to their unique nature as *de novo* appeals from hearing officer determinations. The Committee published a proposal relating to AWZSES appeals for public comment at 50 Pa.B. 3104 (June 27, 2020) and accepted comments through August 4, 2020. The Committee then made further revisions to the proposal based on feedback received.

The Committee published for public comment additional changes to the proposal at 51 Pa.B. 5596 (September 4, 2021). Rule 301 is amended to provide the Rules apply to AWZSES appeals, except as otherwise provided by new Rule 350. Rule 302 is amended to include AWZSES appeals to the list of actions with special venue provisions, as well as other amendments to enhance readability. Rule 321 is amended to add a cross-reference to new Rule 350(D)(2), providing exceptions to evidentiary requirements for AWZSES appeals. These amendments are nearly identical to the Rule amendments published in 2020.

New Rule 350 contains a special venue rule, evidentiary exceptions, and clarifies the nature of the parties and proceeding in an AWZSES violation appeal. New Rule 350 requires a vehicle owner appealing from a hearing officer determination to file a notice of appeal along with a copy of the hearing officer determination with the magisterial district court. The notice of appeal takes the place of a complaint as the initiating document in the civil action. The vehicle owner is the appellant in the action and the agency or its designee is the appellee. To the extent other procedural rules are applicable to these appeals, the parties may also be deemed the defendant and plaintiff, respectively. The vehicle owner is responsible for remitting the filing fee with the notice of appeal unless they concurrently file a petition to proceed *in forma pauperis* pursuant to Rule 206(E) (for a party without

Court Notices

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financial resources to pay the costs of litigation). Notably, the Act does not address the payment of court costs and fees for appeal to the magisterial district court from the determination of the hearing officer. Filing fees and court costs are established by statute. *See, e.g.*, 42 Pa.C.S. §§ 1725.1(a)(1), 3733, and 3733.1. Currently, filing fees and courts costs in these actions are approximately \$96.00, not including service.

Finally, new Rule 350 provides that if the vehicle owner is successful on appeal, then they are entitled to recover taxable costs. While it may be unusual for a state agency or its designee to be a party in a civil matter in magisterial district court, the Legislature has designated the AWZSES appeals as civil rather than criminal actions. There are no provisions in the Act exempting the parties from filing fee requirements pursuant to 42 Pa.C.S. § 1725.1(a) or from the awarding of costs to a successful appellant pursuant to 42 Pa.C.S. § 1726. *See also* Pa.R.Civ.P.M.D.J. 206(B). Procedures for a prevailing litigant to enforce a judgment are set forth at Rules 401 *et seq.*

With respect to procedures for filing an appeal or writ of *certiorari* in these matters, the Comment to Rule 350 directs the reader to Rules 1001 *et seq.* An appeal from a judgment rendered by a magisterial district court should be made to the court of common pleas for the judicial district. *See* Pa.R.Civ.P.M.D.J. 1001 *et seq.* As provided by statute, “[e]xcept as otherwise prescribed by any general rule adopted pursuant to section 503 (relating to reassignment of matters), each court of common pleas shall have exclusive jurisdiction of appeals from final orders of the minor judiciary established within the judicial district.” *See* 42 Pa.C.S. § 932.

These amendments become effective October 1, 2022.

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

Administrative Order

No. 6 of 2022

In re: Continued Use of Advanced Communication Technology

AND NOW, this 8th day of April 2022, pursuant to the authority granted by the Supreme Court, by Order of April 6, 2022 at Docket No. 21 EM 2020 (attached), it is hereby **ORDERED** and **DECREED** as follows:

1. The emergency use of Advanced Communication Technology (ACT) in court proceedings shall continue through May 15, 2022. Judges shall be present in the courthouse, judicial center, or other court facility whenever a proceeding is being conducted by ACT, except for extraordinary circumstances, such as when court facilities have been closed due to inclement weather or other emergency under Pa.R.J.A. Nos. 1950-1954; or when a proceeding is not being conducted during normal business hours.
2. The Administrative Judge of each Division shall continue to issue Administrative Orders as appropriate for continued use of advanced communication technology (ACT) through May 15, 2022.

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas Philadelphia County
First Judicial District of Pennsylvania

IN THE SUPREME COURT OF PENNSYLVANIA EASTERN DISTRICT

IN RE: FIRST JUDICIAL DISTRICT OF : No. 21 EM 2020
PENNSYLVANIA :

ORDER

PER CURIAM

AND NOW, this 61h day of April, 2022, the Request Pursuant to Pa.R.J.A. 1952(8)(2)(m), is GRANTED, IN PART.

The President Judge of the Court of Common Pleas of Philadelphia County is authorized to suspend state or local rules that restrict the use of advanced communication technology (ACT) in court proceedings through May 15, 2022, subject to state and federal constitutional limitations.

Judges shall be present in the courthouse, judicial center, or other court facility whenever a proceeding is being conducted by ACT, except for extraordinary circumstances, such as when court properties have been closed due to inclement weather or other emergency under Pa.R.J.A. 1950-1954, or when a proceeding is not being conducted during normal business hours.

Justice Donohue notes her dissent.

IN THE SUPREME COURT OF PENNSYLVANIA

Docket No. 21 EM 2020

In Re: Court of Common Pleas of The First Judicial District of Pennsylvania's Request Pursuant to Pa.R.J.A. 1952(B)(2)(m) to Temporarily Suspend or Modify Statewide Court Rules Regarding Utilization of Advanced Communication Technology

AND NOW, this 29th day of March, 2022, Idee C. Fox, President Judge Court of Common Pleas, First Judicial District of Pennsylvania, hereby requests the temporary suspension or modification of statewide rules, by Order of the Supreme Court pursuant to Pa.R.J.A. 1952(B)(2)(m) as follows:

1. Request for Order authorizing the continued temporary suspension of:
 - a. Any state and local procedural rules, which restrict, directly or indirectly, the use of advanced communication technology (“ACT”) to June 3, 2022, to allow continued use of ACT. All judges and staff will continue to preside in the courtroom and/or court facilities.
2. The circumstances necessitating this Request include the following:
 - a. The continued use of ACT in Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post-Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments is necessary during the COVID-19 pandemic in Philadelphia County. The availability of ACT as an alternative to conducting in-person proceedings in the above matters allows the First Judicial District to limit the number of people in the courtroom to prevent the spread of COVID-19 and increase the availability of lawyers to handle multiple matters across multiple courtrooms both in Philadelphia and other counties. All judges and staff will continue to preside in the courtroom and court facilities.
 - b. While the number of positive cases has decreased in the past month, as of March 21, 2022, an average of new cases of COVID-19 per day were reported over the last two weeks was 59. That number does not include results from take home tests. As of March 7, 2022, the City of Philadelphia and Philadelphia Department of Health lifted the mask mandate for City Buildings for vaccinated employees and visitors. Despite the continuation of mandatory mask wearing regardless of vaccination status at all court facilities and the implementation of a vaccine mandate for employees the First Judicial District's number of positive cases has not reached zero. The Department of Health has advised that certain settings, such as public transit and healthcare facilities are higher risk. Masks are still required in courtrooms. The use of ACT for Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments prevents the congregation of large numbers of people which would result in a higher risk setting without having a negative impact on processing rates. In fact, as of March 22, 2022, the Criminal Trial Division is at pre-pandemic processing rates, and, in many types of cases, is processing them more quickly and more efficiently than pre-pandemic. For example, the wait time for a nonjury trial is significantly less than it was before the pandemic, and the wait time for a jury trial is the same as pre-pandemic. The Criminal Trail Division has accomplished these rates while maintaining the safety of litigants. There have been zero known Covid-19 transmissions during criminal proceedings.
 - c. Due in part to the pandemic-induced delays, the Philadelphia Department of Prisons continues to experience the need to quarantine prisoners who have tested positive or are suspected positive cases. All quarantined inmates are unavailable for court.
 - d. In-person court proceedings for any COVID-19 positive or quarantined defendant cannot be held and must be continued, placing further strain on the court's efficiency, and necessitating the use of ACT for timely hearings.
 - e. The use of ACT allows the First Judicial District to continue to process matters safely, fairly, and expeditiously, especially for Defendants incarcerated in Philadelphia and out-of-county facilities. The Department of Corrections only recently resumed transportation of inmates pursuant to ACT 82, which enables the transportation of inmates from state correctional institutions to Philadelphia. In addition, transportation of inmates in other counties has not yet returned to pre-pandemic levels. The Criminal Trail Division requires that all incarcerated Defendant and incarcerated witnesses be tested for COVID-19 prior to being transported to the Stout Center for Criminal Justice. As a result, if an incarcerated person refuses the COVID-19 test, he or she will not be transported to the Stout Center. In cases involving Co-Defendants and material witnesses, such delays not caused by the principal Defendant are extremely problematic. The use of ACT will enable the resolution of matters in which Defendants, Co-Defendant and/or material witnesses are incarcerated avoid delay in the resolution of all matters and allow time for the court to effectively and efficiently continue the expansion of operations in conjunction with all criminal justice partners.
 - f. The use of ACT has enabled the Court to a steadily increase disposition rates despite continued social distancing mandates. Without the continued use of ACT, disposition rates will be negatively impacted. The number of dispositions increased from 240 in January of 2021 to 992 in February of 2022
 - g. During the pandemic, the First Judicial District remained operational and has continued to expand operations. The 31 Judges assigned to the Trial Division-Criminal Section are all working from the courthouse daily, assigned to one of four programs: Homicide, Major Felony, Felony Waiver, or SMART/Specialty programs. Between March 1, 2021, and February 28, 2022, there have been approximately 8,469 dispositions made by criminal judges, an average of 705 per month.
 - h. In June 2021, in an effort to expedite custody cases, the First Judicial District developed the Case Accelerated Resolution Program (“CARP”); a pilot

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program designed to accelerate the resolution of cases awaiting trial in the Major Felony Program. All judges assigned to the Major Felony Program were reassigned to jury and non-jury categories. All custody cases listed in the Major Felony Program were then listed for status conferences to determine whether the matter could proceed as a jury or non-jury trial. The use of ACT enabled the court to conduct 900 status conferences (and many of the resulting guilty pleas) in a 3-week period. As a result, the number of custody cases awaiting jury trial in the Major Felony Program was reduced from 886 to 456 between June 1, 2021 and July 14, 2021, a reduction of 49%.

- i. The CARP program was expanding to include bail matters listed for trial in the Major Felony Program. Each bail matter awaiting a trial date (approximately 1,350 cases) was scheduled for a status conference between September 27, 2021 through December 20, 2021. Those cases are now being tried. Like the earlier iteration of the program, the continued use of ACT was essential to the success of this phase.
 - j. The First Judicial District also conducted case conferencing hearings between July 26, 2021, and August 6, 2021 of approximately 270 custody cases awaiting trial in the Felony Waiver Program, 24% of the total cases in the program. The use of ACT permits defendants in local and out-of-county facilities to efficiently and expeditiously enter guilty pleas to resolve open matters.
 - k. In addition, since September 2020 in midst of the pandemic, and despite the suspension of jury trials from November 2020 through February 2021 the First Judicial District has selected jury panels in 136 criminal trials. As of March 14, 2022, the Criminal Trial Division doubled the number of jury trials from four to eight per week. Due to the small courtroom size, it is necessary to use two courtrooms per jury trial to provide participants the means to safely social distance. One courtroom is used to conduct the trial, with some jurors in the gallery. A second courtroom is set aside for public-access viewing via live stream. Further, due to social distancing, jury selection is limited to two criminal jury per day. In light of the constraints of the above safety procedures, the First Judicial District can safely conduct only eight jury trials per week. For our system to work, we are dependent on the public response to the call to serve as jurors. We have been successful in the expansion of our jury operation because we have established safe and reasonable protocols for our jurors and the conduct of trial.
 - l. The continued use of ACT in Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments is necessary during the continued threat of a COVID-19 surge in Philadelphia County. The availability of ACT as an alternative to conducting in-person proceedings in the above matters allows the First Judicial District to limit the number of people in the courtroom to prevent the spread of COVID-19 and increase the availability of lawyers to handle multiple matters across multiple courtrooms both in Philadelphia and other counties. All judges and staff will continue to preside in the courtroom and court facilities.
 - m. The use of ACT has been favorably received by our justice partners in that it has proven efficient and effective in allowing the courts of the First Judicial District to move criminal matters through the system. The continued use of ACT will allow for further prompt resolution of cases.
 - n. The continued temporary use of ACT is a tool that should remain available as necessary for the First Judicial District given the uncertainties of the duration and severity of the COVID-19 pandemic.
3. All of the judges assigned to the criminal division are in the courthouse and in their courtroom whether conducting live or remote hearings. The use of ACT has allowed judges to handle a more diverse and increased list.
 4. All of these foregoing factors necessitate the continued utilization of the above measures, which have enabled the First Judicial District to conduct and resume judicial proceedings consistent with the Supreme Court orders issued from time to time at Nos. 531 and 532 Judicial Administration Docket, including Orders issued on April 28, 2021, May 27, 2021, June 21, 2021, July 2, 2021, October 1, 2021, October 29, 2021, December 2, 2021, January 7, 2022, and February 14, 2022. All ACT proceedings will be originated and operated from the Courtroom, with Judge and staff present.
 5. Notice of this request for the temporary suspension or modification of statewide rules has been or will be:
 - a. Posted on the court's website;
 - b. Distributed to the Philadelphia Bar Association for further distribution;
 - c. Submitted to the Administrative Office of Pennsylvania Courts for publication pursuant to Rule of Judicial Administration No. 1952(C)(5); and
 - d. Published in *The Legal Intelligencer*, the legal publication designated by the court for publication of legal notices.
 6. Interested parties are advised that objections to any emergency judicial order issued by the Supreme Court should be transmitted to the Supreme Court Prothonotary.

Date: 3/29/22

/s/ IDEE C. FOX

Idee C. Fox,
President Judge, Court of Common Pleas

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

No. 5 of 2022

President Judge Administrative Order

**In re: ELECTION DAY JUDICIAL ASSIGNMENTS
2022 Primary Election - Tuesday, May 17, 2022**

ORDER

AND NOW, this 24th day March, 2022, the following Election Court assignments are made, which shall supersede other assignments during the scheduled Election Court hours only.

I. PETITIONS TO WITHDRAW.

Any Petition filed after March 23, 2022 by or on behalf of a candidate for leave to withdraw the candidate's name for nomination shall be filed with the Office of Judicial Records and shall be assigned to President Judge Idee C. Fox or her nominee.

II. CENTRAL ELECTION COURT - COURTROOM - STOUT CENTER

Courtroom 602 Juanita Kidd Stout Center for Criminal Justice, 1301 Filbert Street, Philadelphia, PA will be the central location for all records of the Registration Division, Board of Elections and the Office of Judicial Records (formerly "Prothonotary") on May 17, 2022. Central Election Court will convene at 7:00 AM and will remain open continuously until 10:00 PM (Phone: 215-683-7442).

Judges assigned to the Central Election Court will have jurisdiction over all election matters, and shall, as provided in 25 P.S. § 3046:

- act as a committing magistrate for any violation of the election laws;
- settle summarily controversies that may arise with respect to the conduct of the election;
- issue process, if necessary, to enforce and secure compliance with the election laws;
- decide such other matters pertaining to the election as may be necessary to carry out the intent of the Election Code; and
- when an individual is seeking a judicial order to vote, inform the individual of the provisional ballot process set forth in 25 P.S. § 3050. Section 3050 provides, *inter alia*:
- an individual who claims to be properly registered and eligible to vote at the election district but whose name does not appear on the district register and whose registration cannot be determined by the inspectors of election or the county election board shall be permitted to cast a provisional ballot.
- Prior to voting the provisional ballot, the elector shall be required to execute an affidavit which must be signed by the voter, the Judge of Election and minority inspector.
- After the provisional ballot has been cast, the individual shall place it in a secrecy envelope. The individual shall place the secrecy envelope in the provisional ballot envelope and shall place his signature on the front of the provisional ballot envelope.

III. THE FOLLOWING JUDGES ARE ASSIGNED:

	Judge	Courtroom
7 AM to 2:30 PM	Honorable Roxanne Covington	802 Stout Center
2:30 PM to 10 PM	Honorable Joshua Roberts	802 Stout Center

IV. STANDBY ASSIGNMENTS

Should the designated Judge be unavailable, the President Judge will designate an alternative Judge to preside in Central Election Court.

V. ELECTION BOARD PETITIONS

Petitions to Fill Vacancies in Election Boards (judge of election, majority inspector, minority inspector) must be electronically filed no later than 3:00 p.m. on Wednesday, April 27, 2022 through the Court's electronic filing website at: www.courts.phila.gov pursuant to Pa.R.C.P. No. 205.4 and Philadelphia Civil Rule *205.4. Assistance with electronic filing shall be provided through the Office of Judicial Records (formerly "Prothonotary") by Appointment, which may be scheduled by calling (215) 686-4251, or by emailing OJR_Civil@courts.phila.gov.

The Petitioner shall serve the City Commissioners and the Democratic/Republican City Committees, as applicable, as provided in the Order to Show Cause.

Hearings on the *Petitions to Fill Vacancies in Election Boards* will be held via Zoom on Wednesday, May 4, 2022, at 10:00 a.m., President Judge Idee C. Fox or her designee presiding. Unless terminated earlier as provided by law, the term of office of any person appointed to fill a vacancy in the Election Board shall continue for the remainder of the vacancy.

*This Election Schedule is available on the First Judicial District Website at: <http://www.courts.phila.gov>.

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BY THE COURT:

/s/ IDEE C. FOX

Honorable Idee C. Fox, President Judge
Court of Common Pleas

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
ADMINISTRATIVE GOVERNING BOARD

No. 44 of 2021

*Amendment of Phila.R.J.A. No. *401*

ORDER

AND NOW, this 14th day of December, 2021, in compliance with the October 6, 2021 order of the Supreme Court of Pennsylvania (Judicial Administration Docket No. 556) which amended the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* to require the statewide use of the *Confidential Information Form*, it is **ORDERED** and **DECREED** that Philadelphia Rules of Judicial Administration No. *401 is amended, as attached, effective January 1, 2022.

This Order is issued in accordance with Pa.R.J.A. 103 and shall be filed with the attached rule with the Office of Judicial Records (formerly the *Prothonotary, Clerk of Courts and Clerk of Quarter Sessions*) in a docket maintained for Orders issued by the First Judicial District of Pennsylvania. As required by Pa.R.J.A. 103(d)(5)(ii), two certified copies of this Order and rule shall be distributed to the Legislative Reference Bureau, together with a copy 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 Order and rule shall be filed with the Administrative Office of Pennsylvania Courts, shall be published on the website of the First Judicial District at <http://courts.phila.gov>, and shall be incorporated in the compiled set of Philadelphia local rules no later than 30 days following publication in the *Pennsylvania Bulletin*. Copies of the Order and 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:

/s/ Idee C. Fox

Honorable Idee C. Fox Chair,
Administrative Governing Board of
the First Judicial District of Pennsylvania
President Judge, Court of Common Pleas of
Philadelphia County

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
Philadelphia Rules of Judicial Administration

Amendment to Philadelphia Rule of Judicial Administration *401

Note: deleted text is in brackets and strikethrough font; proposed text is bolded and underlined
Rule *401. Policy Concerning Access to Case Records of the Court of Common Pleas and Philadelphia Municipal Court, in Conjunction with the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania (“Case Records Policy of the UJS”)

- (a) **Confidential Information.** [When a document (including exhibits) contains any of the confidential information listed in Section 7.0 of the Case Records Policy of the UJS, the filer shall file a Redacted Version and an Unredacted Version of the document, as provided below:
- (1) Redacted Version. The Redacted Version of the document shall not include any of the confidential information listed in Section 7.0 (A) and must be redacted in a manner that is visibly evident to the reader. The Redacted Version of the document shall be accessible by the public.
 - (2) Unredacted Version. The Unredacted Version of the document shall contain all information, including the confidential information listed in Section 7.0 (A). The Unredacted Version of the document shall not be accessible by the public.
 - (3) A Redacted Version of a document which contains confidential information does not need to be filed for case types that are sealed or exempt from public access pursuant to applicable authority.]

The confidential information listed in Section 7.0 of the Case Records Policy of the Unified Judicial System of Pennsylvania (“Case Records Policy of the UJS”) shall not be included in (or shall be redacted from) any document filed with a court or custodian and shall instead be included on the court-approved Confidential Information Form which must be filed contemporaneously with the document.

Note: Adopted by the Administrative Governing Board of the First Judicial District of Pennsylvania on November 13, 2017, effective January 6, 2018. See *Administrative Governing Board Order No. 02 of 2017*. Published in the *Pennsylvania Bulletin* on December 2, 2017. Amended by Order dated May 10, 2018, effective on July 1, 2018. **Amended by Order dated December 14, 2021, effective January 1, 2022.**

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order
No. 28 of 2021

In re: Completed Diversion/Rental Assistance Applications-
Philadelphia Municipal Court Landlord Tenant Diversion Program And
Notice of Writs of Possession

ORDER

AND NOW, this 9th day of August, 2021, consistent with the Philadelphia Municipal Court Landlord Tenant Diversion Program, it is hereby ORDERED and DECREED that effective August 14, 2021, no Alias Writ of Possession issued by the Philadelphia Municipal Court shall be served (i.e., no lockout shall occur) in any matter where a rental assistance application with the City of Philadelphia’s Diversion/Rental Assistance Program has been marked “complete” by the City of Philadelphia.

IT IS FURTHER ORDERED that in any case where a Writ of Possession has been served prior to May 1, 2021, no Alias Writ of Possession shall be served unless and until a Writ of Possession is re-served upon the defendant.

IT IS FURTHER ORDERED and DECREED that if more than 90 days passes after receipt of such funds by the Landlord, then this prohibition shall lapse and the Alias Writ of Possession (i.e., lockout) may be served.

BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge
Philadelphia Municipal Court

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
ORPHANS’ COURT DIVISION

ADMINISTRATIVE DOCKET
No. 17 of 2021

In Re: Resumption of In-Person Proceedings and Availability of Hybrid Hearings

ORDER

AND NOW, this 22nd day of April, 2021, recognizing the need to ensure continued protection of the public, attorneys, litigants, witnesses, employees of the Clerk of Orphans’ Court and the First Judicial District as the Court resumes its operations, and recognizing the increased availability of the Covid-19 vaccines to all adults in Philadelphia County, it is hereby ORDERED and DECREED that, in accordance with all required health and safety guidelines, effective May 17, 2021:

- (1) in-person judicial proceedings will resume on a limited basis at the sole discretion of each individual Orphans’ Court Judge on a case-by-case basis;
- (2) hybrid judicial proceedings, involving both in-person and remote appearances through Zoom or other Advanced Communication Technology, may be conducted at the sole discretion of each individual Orphans’ Court Judge on a case-by-case basis; and
- (3) all other judicial proceedings will continue to be conducted through the use of Advanced Communication Technology until further order of this court.

All necessary safety and health protocols as may be adopted and amended from time to time by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Public Health and the First Judicial District will be followed and enforced, including the mask-mandate and social distancing protocols. The Orphans’ Court’s Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings, which include specific provisions regarding access to City Hall, and resumption of in-person judicial proceedings and hybrid proceedings, are published on the Court’s website at www.courts.phila.gov/covid-19 and may be amended from time to time.

BY THE COURT:

/s/ Sheila Woods-Skipper

Hon. Sheila Woods-Skipper
Administrative Judge

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