

Sheriff’s Sale Notices for January 9, 2024

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>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.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 9, 2024 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>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”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line 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.</p> <p>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”).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>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.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>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.</p> <p>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.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>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)</p> <p>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.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using 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.</p> <p>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.</p> <p>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.</p> <p>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 ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>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.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>1,160 Sq Ft BRT# 502484100 Improvements: Residential Property ROBIN BLACK AKA ROBIN CLARKSON SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED ANDREA HOLLY AKA ANDREA CLARKSON SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED RANDAL HOLLY SOLELY IN HIS CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED AND WENDY ROBERTS SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED C.P. Sept 2022 No. 03070 \$218,995.09 KML Law Group, P.C.</p> <p>2401-302 1996 73rd Ave 19138 10th WD 1050 Sq Ft BRT# 101348500 Improvements: Residential Property DEBORAH DURRELL SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED, DANETTE GRIER SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED, ANTONIA HICKLIN SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED DANIELLE LOWMAN-GRIFFIN SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED AND CORLISS NASH SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED C.P. Aug 2022 No. 01522 \$212,140.83 KML Law Group, P.C.</p> <p>2401-303 2917 Kip St 19134 7th WD 980 Sq Ft BRT# 071388600 Improvements: Residential Property THE UNKNOWN HEIRS OF CARMEN VIERA DECEASED C.P. Apr 2022 No. 00448 \$35,518.48 KML Law Group, P.C.</p> <p>2401-304 1417 N Bouvier St 19121 47th WD 1,216 Sq Ft BRT# 471273010 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN W. SCOTT SR. DECEASED C.P. Jun 2023 No. 01749 \$241,533.26 KML Law Group, P.C.</p> <p>2401-305 7843 Anita Dr 19111 56th WD 3,668 Sq Ft BRT# 561098500 Improvements: Residential Property DAVID E. MORSON C.P. Jan 2022 No. 00898 \$162,526.95 KML Law Group, P.C.</p> <p>2401-306 5213 N 10th St 19141 49th WD 1344 Sq Ft BRT# 492166200 Improvements: Residential Property REVELLA COLES AND WAYNE FRINK C.P. Dec 2020 No. 00585 \$82,147.57 KML Law Group, P.C.</p> <p>2401-307 1101 E Sharpnack St 19150 50th WD 1,110 Sq Ft BRT# 502331900 Improvements: Residential Property EMMANUELLE DANTICA C.P. Mar 2023 No. 02980 \$292,997.66 Hill Wallack LLP</p> <p>2401-308 896 Brill St 19124 35th WD 1,034 Sq Ft BRT# 351176200 Improvements: Residential Property HARRIS MANUEL MATIAS, JR. C.P. Mar 2022 No. 02595 \$10,3709.39 Hill Wallack LLP</p> <p>2401-309 2024 N 8th St 19122 20th WD 1,536 Sq Ft BRT# 202114801 Improvements: Residential Property Subject to Mortgage Subject to Rent CORBAN FINANCIAL, INC. AND THUONG PHAN C.P. Mar 2023 No. 00544 \$309,063.98 Weir Greenblatt Pierce LLP</p> <p>2401-310 1925 W Spencer Ave 19138 49th WD 1,320 Sq Ft BRT# 171260300 Improvements: Residential Property JAMES DAILEY C.P. Dec 2022 No. 00825 \$80,667.73 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2401-311 4259 Neilson St 19124 33rd WD 810 Sq Ft BRT# 332531100 Improvements: Residential Property</p>	<p>ANGEL GONZALEZ, AKA ANGEL L GONZALEZ; ROSAURA ROBLES ORTIZ C.P. Feb 2023 No. 01284 \$26,253.85 Manley Deas Kochalski LLC</p> <p>2401-312 1012 Fanshawe St 19111 53rd WD 4,648 Sq Ft BRT# 532025400 Improvements: Residential Property JOANNE BLACKSTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDON, AKA ERNESTINE BLACKSTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDON, AKA ERNESTINE BLACKSTON C.P. May 2023 No. 02733 \$48,954.60 Manley Deas Kochalski LLC</p> <p>2401-313 1637 S Frazier St 19143 51st WD 942 Sq Ft BRT# 514042200 Improvements: Residential Property Subject to Mortgage TERRENCE BROWN C.P. Aug 2004 No. 00097 \$199,138.70 Weir Greenblatt Pierce LLP</p> <p>2401-314 2233 McClellan St 19145 48th WD 713 Sq Ft BRT# 482009000 Improvements: Residential Property Subject to Mortgage TERRENCE BROWN C.P. Aug 2004 No. 00099 \$112,886.11 Weir Greenblatt Pierce LLP</p> <p>2401-315 3033 Dowitcher Pt 19142 40th WD 2,606 Sq Ft BRT# 406613913 Improvements: Residential Property JAMES J. KAMARAH C.P. Feb 2020 No. 02187 \$191,288.82 Stern & Eisenberg PC</p> <p>2401-316 1907 E Madison St 19134 45th WD 1,488 Sq Ft BRT# 452017500 Improvements: Residential Property ROBERT D. WILSON C.P. Feb 2023 No. 00985 \$50,463.45 Stern & Eisenberg PC</p> <p>2401-317 2860 N 23rd St 19132 11th WD 863 Sq Ft BRT# 111375600 Improvements: Residential Property ALONNA R. JONES, GERALDINE WARREN C.P. Jan 2023 No. 00812 \$46,948.79 Stern & Eisenberg PC</p> <p>2401-318 4039 N Marshall St 19140 43rd WD 1,288 Sq Ft BRT# 433080200 Improvements: Residential Property MAYRA VALENTIN C.P. Feb 2023 No. 00350 \$34,700.91 KML Law Group, P.C.</p> <p>2401-319 3521 Oakmont 19136 64th WD 1,844 Sq Ft BRT# 642195500 Improvements: Residential Property Subject to Mortgage CHARLES M. COYNE AND COLEEN P. COYNE C.P. Mar 2020 No. 01779 \$24,866.71 KML Law Group, P.C.</p> <p>2401-320 5117 N 13th St 19141 49th WD 900 Sq Ft BRT# 493193500 Improvements: Residential Property MONIQUE BAKER SOLELY IN HER CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED, DAVID CLEMENTS SOLELY IN HIS CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED, LATONYA GADSON SOLELY IN HER CAPACITY AS HEIR OF DAVID A. JACKSON. DECEASED, THE UNKOWN HEIRS OF DAVID A. JACKSON DECEASED AND MAURICE MULDROW AKA MAURICE JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED C.P. Feb 2023 No. 00721 \$16,972.18 KML Law Group, P.C.</p> <p>2401-321 7123 Tabor Ave 19111 53rd WD 5,457 Sq Ft BRT# 532398000 Improvements: Residential Property SHERYL ELLICK SOLELY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED, KATHLEEN ELLICK FRITZ SOLELY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED THE UNKOWN HEIRS OF RUDOLPH J. ELLICK DECEASED C.P. Jan 2022 No. 00284 \$178,377.54 KML Law Group, P.C.</p>	<p>2401-322 4614 Milnor St 19137 45th WD 2000 Sq Ft BRT# 453456700 Improvements: Residential Property EDWINA E. SABATINO C.P. Sept 2022 No. 02263 \$168,956.52 KML Law Group, P.C.</p> <p>2401-323 6334 N Lambert St 19138 17th WD 1140 Sq Ft BRT# 172435100 Improvements: Residential Property THE UNKNOWN HEIRS OF VERNAL MICHAEL SAWYER AND ANNA SNEED SOLELY IN HER CAPACITY AS HEIR OF VERNAL MICHAEL SAWYER, DECEASED C.P. Feb 2022 No. 02137 \$79,916.21 KML Law Group, P.C.</p> <p>2401-324 7553 E Tulpehocken St 19138 50th WD 1760 Sq Ft BRT# 501373800 Improvements: Residential Property FRANCES RUSSELL C.P. Dec 2021 No. 01703 \$234,282.40 KML Law Group, P.C.</p> <p>2401-325 6724 N Woodstock St 19138 10th WD 1,136 Sq Ft BRT# 102082013 Improvements: Residential Property B&B REALTY GROUP, LLC, C.P. Jul 2023 No. 02246 \$148,725.39 Hladik Onorato And Federman, LLP</p> <p>2401-326 106 W Champlost Ave 19120 61st WD 1,140 Sq Ft BRT# 612158200 Improvements: Residential Property ODETTE NOEL, AS ADMINISTRATOR OF THE ESTATE OF KATHLEEN SMITH, DECEASED C.P. Nov 2022 No. 02657 \$39,740.18 Hladik Onorato And Federman, LLP</p> <p>2401-327 7009 Woodbine Ave 19151 34th WD 12,880 Sq Ft BRT# 344136700 Improvements: Residential Property LORRAINE ROBINSON C.P. Apr 2017 No. 00590 \$577,235.52 Hladik Onorato And Federman, LLP</p> <p>2401-328 1137 Slocum St 19150 50th WD 1,552 Sq Ft BRT# 502396500 Improvements: Residential Property AARON BROWN, AS ADMINISTRATOR OF THE ESTATE OF RHUENETTE BROWN A/K/A RHUENETTE MARIE BROWN, DECEASED C.P. May 2023 No. 02606 \$68,354.58 Hladik Onorato And Federman, LLP</p> <p>2401-329 7827 Provident St A/K/A 7827 Provident Rd 19150 50th WD 1,238 Sq Ft BRT# 501183400 Improvements: Residential Property BRANDI BENNETT A/K/A BRANDI BRYANT C.P. May 2017 No. 03034 \$86,712.38 Brock & Scott PLLC</p> <p>2401-330 303 Crest Park Road 19119 9th WD 7600 Sq Ft BRT# 091058600 Improvements: Residential Property TERESA MYERS-THOMPSON C.P. Dec 2017 No. 02095 \$360,150.79 KML Law Group, P.C.</p> <p>2401-331 2229 Cantrell St 19145 48th WD 658 Sq Ft BRT# 482080400 Improvements: Residential Property TAWAN DAVIS AND FAMILY HOUSING, LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.</p> <p>2401-332 1614 W Godfrey Ave 19141 17th WD 1480 Sq Ft BRT# 171284000 Improvements: Residential Property CHAMELLE JEFFERSON C.P. Dec 2012 No. 02211 \$134,501.94 KML Law Group, P.C.</p> <p>2401-333 954 East Sanger Street 19124 35th WD 1280 Sq Ft BRT# 351205500 Improvements: Residential Property CRAIG A. MCCLELLAN C.P. Aug 2022 No. 01113 \$81,690.56 KML Law Group, P.C.</p> <p>2401-334 6608 Upland St 19142 40th WD 885 Sq Ft BRT# 403123200 Improvements: Residential Property</p>

SHERIFF'S SALE

PICA LIM AND THAN LIM C.P. Jan 2022 No. 00826 \$52,921.75 KML Law Group, PC.

2401-335

2642 S Bouvier St 19145 26th WD 644 Sq Ft BRT# 262058900 Improvements: Residential Property
ALYSE PERRY AND MITCHELL T. PERRY C.P. Dec 2019 No. 00681 \$235,408.08 KML Law Group, PC.

2401-336

526 S Redfield St 19143 3rd WD 909.95 Sq Ft BRT# 032207200 Improvements: Residential Property
MARY CLARK C.P. Oct 2022 No. 01106 \$51,865.37 KML Law Group, PC.

2401-337

1454 Rosalie St 19149 62nd WD 1521.39 Sq Ft BRT# 621091700 Improvements: Residential Property
DENZEL TINNIN C.P. Mar 2022 No. 00163 \$84,960.45 KML Law Group, PC.

2401-338

4641 Fernhill Rd 19144 13th WD 1192 Sq Ft BRT# 133128400 Improvements: Residential Property
THE UNKNOWN HEIRS OF CHARLENE PRICE DECEASED C.P. Jan 2022 No. 00196 \$139,131.9 KML Law Group, PC.

2401-339

3272 Webb St 19134 45th WD 656 Sq Ft BRT# 451228600 Improvements: Residential Property
CYNTHIA HANCOCK, SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED SUSAN MCGUORK SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED BENJAMIN PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED JESSICA PSUT SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED AND JOSEPH PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED C.P. Nov 2015 No. 02582 \$107,390.57 KML Law Group, PC.

2401-340

6723 Wyncote Ave 19138 10th WD 1,344 Sq Ft BRT# 102092500 Improvements: Residential Property
LINARD GAY; JACQUELINE JAMISON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BRENDA A. LEWIS A/K/A BRENDA LEWIS C.P. Jan 2023 No. 02287 \$30,919.07 Brock & Scott PLLC

2401-341

1729-33 W Cayuga 19140 13th WD 4,713 Sq Ft BRT# 871519770 Improvements: Residential Property Subject to Mortgage
JOSEPH POHUBKA C.P. Oct 2019 No. 00002 \$220,016.42 Fein,such, Kahan & Shepard, PC.

2401-342

1371 Westbury Dr 19151 34th WD 1,120 Sq Ft BRT# 343285700 Improvements: Residential Property
JOHN PHILLIPS JR JOHN PHILLIPS SR C.P. Sept 2017 No. 03258 \$162,665.16 Powers Kim, LLC

2401-343

2240 W Lehigh Ave 19132 16th WD 2,084 Sq Ft BRT# 162353700 Improvements: Residential Property
6468 CAPITAL LLC C.P. May 2023 No. 01300 \$451,427.97 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2401-344

1623 Willington Street 19121 47th WD 5,508 Sq Ft BRT# 881146650 Improvements: Residential Property Subject to Mortgage
Subject to Rent
KN WILLINGTON LLC AND WILLINGTON APARTMENTS LLC C.P. Aug 2023 No. 01923 \$2,858,927.01 Fox Rothschild LLP

2401-345

2037 East Chelten Ave 19138 17th WD 2,138 Sq Ft BRT# 171338300 Improvements: Commercial Property Subject to Mortgage
MYRON L JOHNSON C.P. Apr 2021 No. 02781 \$84,405.33 Fein,such, Kahan & Shepard, PC.

2401-346

1301 N 29th St 19121 29th WD 1,079 Sq Ft BRT# 871539360 Improvements: Residential Property
6500 8TH AVENUE, LLC C.P. May 2023 No. 01198 \$609,172.68 Richard L Vanderslice PC

2401-347

8107 Rugby St 19150 50th WD 4,964 Sq Ft BRT# 502101900 Improvements: Residential Property
WYNTER DAKOTA BESS C.P. Mar 2023 No. 03303 \$136,629.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE

2401-348

3033 Baltz St 19121 29th WD 675 Sq Ft BRT# 292202200 Improvements: Residential Property
ALSON ALSTON C.P. Nov 2022 No. 02035 \$135,839.95 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-349

133 W Duval St 19144 59th WD 682 Sq Ft BRT# 593116200 Improvements: Residential Property
AMANDA DAVIS C.P. Jan 2023 No. 00481 \$157,520.70 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-350

6259 N Bouvier St 19141 50th WD 900 Sq Ft BRT# 172220500 Improvements: Residential Property
CAROLYN C. DAVIS A/K/A CAROLYN DAVIS F/K/A CAROLYN WATSON C.P. Aug 2022 No. 01433 \$111,906.62 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-351

2234 S Hemberger St 19145 48th WD 680 Sq Ft BRT# 482242600 Improvements: Residential Property
CHARLES DIANTONIO C.P. Nov 2022 No. 01910 \$163,543.70 Logs Legal Group LLP

2401-352

3301 Guilford St 19136 64th WD 1,408 Sq Ft BRT# 642093000 Improvements: Residential Property Subject to Mortgage
VINCENT H. GUISE, JR. AND SHERRY A. GUISE C.P. Aug 2022 No. 00242 \$46,200.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2401-353

6159 Chestnut Street 19139 3rd WD 1,871 Sq Ft BRT# 031025300 Improvements: Residential Property Subject to Mortgage
HERMAC LLC, C.P. Sept 2023 No. 00557 \$225,009 Kozloff Stoudt

2401-354

1523 S Wilton St 19143 51st WD 1,068 Sq Ft BRT# 512052400 Improvements: Residential Property
DANIEL HOLMES, KNOWN SURVIVING HEIR OF LOTTIE M. LEWIS AND UNKNOWN SURVIVING HEIRS OF LOTTIE M. LEWIS C.P. Oct 2019 No. 01900 \$109,656.34 Mccabe, Weisberg & Conway, LLC

2401-355

2826 S Warnock St 19148 39th WD 1,104 Sq Ft BRT# 395278500 Improvements: Residential Property
DANIELLE JOHN, KNOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA, BRETT JOHNS , KNOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA, AND UNKOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA C.P. Feb 2023 No. 00482 \$137,016.01 Mccabe, Weisberg & Conway, LLC

2401-356

2767 Pratt St 19137 45th WD 1920 Sq Ft BRT# 453147500 Improvements: Residential Property
GARY D. REMILLARD AND DANIELLE M. LEVY, C.P. Mar 2023 No. 02630 \$241,322.69 Padgett Law Group

2401-357

6341 Chester Ave 19142 40th WD 1,004 Sq Ft BRT# 410222800 Improvements: Residential Property
LEONARD A. MURPHY C.P. Jul 2017 No. 03033 \$68,423.41 KML Law Group, PC.

2401-358

7213 Forrest Ave 19138 50th WD 1,394 Sq Ft BRT# 501006000 Improvements: Residential Property
PEDRO DIAZ CRUZ C.P. Mar 2023 No. 01091 \$184,064.72 Hill Wallack LLP

2401-359

8325 Algon Ave 19152 56th WD 1,066 Sq Ft BRT# 562327147 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. SEIGAFUSE, DECEASED C.P. Aug 2022 No. 02196 \$204,318.85 Hill Wallack LLP

2401-360

3039 Hellerman St 19149 55th WD 1771 Sq Ft BRT# 551050000 Improvements: Residential Property
JASON L. SCARBOROUGH AND JENNIFER SCARBOROUGH C.P. Aug 2016 No. 04264 \$132,861.04 Logs Legal Group LLP

2401-361

2070 Bridge St 19124 23rd WD 1,180 Sq Ft BRT# 622104500 Improvements: Residential Property

SHERIFF'S SALE

LARRY B. CALDWELL II A/K/A LARRY B. CALDWELL SR., KNOWN SURVIVING HEIR OF THOMAS CALDWELL AND UNKNOWN SURVIVING HEIR OF THOMAS CALDWELL C.P. April 2022 No. 02626 \$106,900.02 Mccabe, Weisberg & Conway, LLC

2401-362

8647 Bayard St 19150 50th WD 1,143 Sq Ft BRT# 501221000 Improvements: Residential Property
NECHEMA C. MCKISSICK , KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; GRACE MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM -MCKISSICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; C.P. Nov 2019 No. 01304 \$213,834.54 Albertelli Law Tampa Operating Account

2401-363

8952 Fairfield St 19152 57th WD 2,935 Sq Ft BRT# 571173200 Improvements: Residential Property
MARION F GALDIERI C.P. Feb 2022 No. 02695 \$202,091.55 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-364

2519 W Hagert St 19132 28th WD 1410 Sq Ft BRT# 281261400 Improvements: Residential Property
PELLA BRADHAM PARKER, EXECUTRIX OF THE ESTATE OF DIANE C. FAUNTLE-ROY C.P. Mar 2023 No. 01070 \$94,655.38 Mccabe, Weisberg & Conway, LLC

2401-365

309 Meehan Ave 19119 22nd WD 1440 Sq Ft BRT# 222097500 Improvements: Residential Property
CECIL EASLEY JR., KNOWN SURVIVING HEIR OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR., AND CRYSTAL D. TAYLOR, KNOWN SURVIVING HEIR OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR., AND UNKNOWN SURVIVING HEIRS OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR. C.P. Jan 2020 No. 00130 \$173,576.77 Mccabe, Weisberg & Conway, LLC

2401-366

2019 Manton St 19146 36th WD 900 Sq Ft BRT# 361052100 Improvements: Residential Property
CHARLES S. MURPHY, III, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND ROBERT J. MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND REGINALD D. MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND ALLEN MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND UNKNOWN SURVIVING HERIS OF FLORENCE D. WAITES, C.P. Nov 2021 No. 00946 \$244,474.14 Mccabe, Weisberg & Conway, LLC

2401-367

6122 Baynton St 19144 59th WD 2,314 Sq Ft BRT# 592187700 Improvements: Residential Property
TRUMEL COMBS C.P. Mar 2023 No. 01993 \$123,324.88 Hladik Onorato And Federman LLP Operating Account

2401-368

1934 W Spencer Ave 19141 17th WD 1,320 Sq Ft BRT# 171252800 Improvements: Residential Property
CHAD WILLIAMS C.P. July 2016 No. 00089 \$144,236.81 Parker Mccay

2401-369

4417 Riverview Ln #43 19129 38th WD 1,977 Sq Ft BRT# 888380147 Improvements: Residential Property
ANITA B.CAUTHORN, AKA ANITA BARNES CAUTHORN; LAWRENCE L. YANCEY C.P. Sept 2014 No. 04388 \$338,294.42 Manley Deas Kochalski LLC

2401-370

2027 Widener Pl 19138 17th WD 1,006.75 Sq Ft BRT# 171197500 Improvements: Residential Property
APEX HOSPITALITY GROUP LLC C.P. Feb 2023 No. 01187 \$143,571.40 Manley Deas Kochalski LLC

2401-371

2044 Chelten Ave A/K/A 2044 E Chelten Ave 19138 17th WD 2,075 Sq Ft BRT# 171329500 Improvements: Residential Property
DARRYL O'HANNON C.P. Mar 2023 No. 01472 \$150,931.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE

2401-372

8811 E Roosevelt Blvd 19152 57th WD 3,917 Sq Ft BRT# 571160600 Improvements: Residential Property
JAY F. POWELL A/K/A JAY POWELL C.P. Feb 2020 No. 00485 \$178,548.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-373

7128 Jackson St 19135 41st WD 1,454 Sq Ft BRT# 412309200 Improvements: Residential Property Subject to Mortgage
EDWARD S. ROCK AKA EDWARD ROCK; CHRISTINA ROCK C.P. Aug 2022 No. 00744 \$130,145.11 Eisenberg, Gold & Agrawal, PC

2401-374

3103 N 32nd St 19132 38th WD 1,159 Sq Ft BRT# 382176100 Improvements: Residential Property
DONTÉ JULIA, AS EXECUTOR AND HEIR OF THE ESTATE OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; DI-ONTE KING, IN HIS CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; COLONA ROBERTS, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; DAMIAN KING, IN HIS CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS ; ZAINA CRUZ-KING, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; ROBIN LYLES, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; UNITED STATES OF AMERICA C.P. Sept 2019 No. 02908 65634.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-375

4444 Tolbut St 19136 65th WD 1,536 Sq Ft BRT# 652091700 Improvements: Residential Property
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES J. DOLAN A/K/A JAMES DOLAN, DECEASED C.P. Jul 2023 No. 00142 \$105,510.19 The Law Office Of Gregory Javardian, LLC

2401-376

6751 N 13th St, Unit 1h 19126 61st WD 682 Sq Ft BRT# 888610055 Improvements: Residential Property
GWENDOLYN MITCHELL C.P. Mar 2023 No. 01946 \$34,876.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-377

1001-03 Arrott St 19124 23rd WD 1,133 Sq Ft BRT# 234068300 Improvements: Residential Property
LYNETTE BARRY, HEIR OF RUSSELL CORNELL, A/K/A RUSSELL R. CORNELL DECEASED C.P. Feb 2023 No. 00466 \$51,248.45 KML Law Group, PC

2401-378

7821 Anita Dr 19111 56th WD 1,080 Sq Ft BRT# 561097400 Improvements: Residential Property
THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD LEIBOWITZ, DECEASED C.P. Sept 2022 No. 00852 \$268,261.53 Hill Wallack LLP

2401-379

4103 Comly Street 19135 62nd WD 2,291 Sq Ft BRT# 622186300 Improvements: Residential Property
LINDA DOSINA-FRANCOIS C.P. Feb 2023 No. 02374 \$77,376.58 Stern & Eisenberg PC

2401-380

2829 South Marvine Street 19148 39th WD 901 Sq Ft BRT# 395305200 Improvements: Residential Property
THERESA TROIANO C.P. Jan 2023 No. 00384 \$206,292.06 Stern & Eisenberg PC

2401-381

2515 Nicholas St 19121 32nd WD 742 Sq Ft BRT# 324030700 Improvements: Residential Property
MDC PROPERTIES LLC, A PENNSYLVANIA LIMINTED LIABILITY COMPANY C.P. Jun 2023 No. 02735 \$244,525.19 Stern & Eisenberg PC

2401-382

6702 Linmore Avenue 19142 40th WD 954 Sq Ft BRT# 403182400 Improvements: Residential Property
PAUL C. MOORE A/K/A PAUL MOORE A/K/A PAUL MORE C.P. Feb 2023 No. 01767 \$44,127.75 Stern & Eisenberg PC

2401-383

1524 Orland Street 19126 10th WD 960 Sq Ft BRT# 101222900 Improvements: Residential Property
JAMES COLEMAN SR SOLELY IN HIS CA-

SHERIFF'S SALE

PACITY AS HEIR OF KATRINA SMITH AKA KATRINA M. SMITH, DECEASED THE UNKNOWN HEIRS OF KATRINA SMITH AKA KATRINA M. SMITH, DECEASED C.P. Mar 2022 No. 03180 \$129,270.83 KML Law Group, PC

2401-384

1016 Tyson Ave 19111 53rd WD 1,507 Sq Ft BRT# 532220300 Improvements: Residential Property Subject to Mortgage
SHANEH GRIER-BRADLEY AND ERIK BRADLEY C.P. Sept 2022 No. 02956 \$112,469.56 Barley Snyder LLP

2401-385

1001 Arrott St Aka 1001-03 Arrott St 19124 23rd WD 1,133 Sq Ft BRT# 234068300 Improvements: Residential Property
LYNETTE BARRY, HEIR OF RUSSELL CORNELL, A/K/A RUSSELL R. CORNELL, DECEASED C.P. Feb 2023 No. 00466 \$51,248.45 KML Law Group, PC

2401-386

429 E Eleanor St 19120 42nd WD 1,639 Sq Ft BRT# 421108200 Improvements: Residential Property
GEORGE A. ALVAREZ AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINSTRATORS AND DEVISEES OF THE ESTATE OF GEORGE L. ALVAREZ, A/K/A JORGE L. ALVAREZ, DECEASED C.P. Feb 2022 No. 00550 \$62,329.78 Kivitz & Kivitz, PC

2401-387

6062 N Philip St 19120 61st WD 1,088 Sq Ft BRT# 612413000 Improvements: Residential Property
ANTHONY HARGROVE C.P. Apr 2022 No. 01887 \$95,839.44 Brock & Scott PLLC

2401-388

662 North 36th Street 19104 24th WD 1,112 Sq Ft BRT# 242173600 Improvements: Residential Property Subject to Mortgage
PETER WIESEL AND KENNETH P. CRAWFORD, SR C.P. Jan 2023 No. 02321 \$82,293.82 Padgett Law Group

2401-389

1124 Dunton St 19123 5th WD 2,124 Sq Ft BRT# 057010200 Improvements: Residential Property
MICHAEL NIGHTS C.P. Mar 2023 No. 00696 \$76,358.52 Brock & Scott PLLC

2401-390

260 Harvey St 19144 59th WD 3,830 Sq Ft BRT# 593049500 Improvements: Residential Property
GREGORY C. ROBINSON A/K/A GREGORY CARTER ROBINSON A/K/A GREGORY ROBINSON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON;TYRIC ROBINSON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON; NYKEISHA ROBINSON, IN HER CAPACITY AS HEIR OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON C.P. Jul 2022 No. 00020 \$297,154.79 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-391

2661 Shields St 19142 10th WD 1,488 Sq Ft BRT# 406028200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIUS DIGGS A/K/A JUNIUS DIGGS, DECEASED C.P. Oct 2022 No. 02604 \$46,996.97 Hill Wallack LLP

2401-392

5942 N Water St 19120 61st WD 2,083 Sq Ft BRT# 612484100 Improvements: Residential Property
MUYASSAR BARAKAT A/K/A SARAH ABDEELMAHD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; ANJAD BARAKAT A/K/A AMJAD BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; FADI

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
BARAKAT,IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NISREEN BARAKAT A/K/A NESREEN BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NIVEEN BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T.	BARAKAT; ALLA BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FAWAZ T. BARAKAT,	DECEASED C.P. Nov 2015 No. 03705 \$40,103.12 Brock & Scott PLLC 2401-393 9222 Puritan Rd 19114 57th WD 5,000 Sq Ft BRT# 572244300 Improvements: Residential Property	MARY HIGGINS C.P. Feb 2023 No. 02886 \$101,616.63 Brock & Scott PLLC 2401-394 7729 Temple Rd 19150 50th WD 990 Sq Ft BRT# 501088300 Improvements: Residential Property SHARRONE COTTLE, KNOWN SURVIV-	ING HEIR OF JOYCE HILLIARD-CHAPMAN, ANTHONY BARTLETT, KNOWN SURVIVING HEIR OF JOYCE HILLIARD-CHAPMAN, AND UNKOWN SURVIVING HEIR OF JOYCE HILLIARD-CHAPMAN C.P. Nov 2021 No. 01976 \$97,733.66 McCabe, Weisberg & Conway, LLC

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

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LJP

Negotiated Acquisitions of Companies, Subsidiaries and Divisions
by Brandon Van Dyke, Lou R. Kling, and Eileen T. Nugent

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PUBLIC NOTICES

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AUDIT LIST			
ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST	TRACEY L. GORDON REGISTER OF WILLS AND CLERK OF ORPHANS' COURT	3. TYLER, LAURA – AmeriServ Trust and Financial Services Company, Trustee. RULE.	National Association, Guardian. ANASTASIA. (Deferred)
To Legatees, Next of Kin, Creditors, all persons concerned: Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia Count for audit, confirmation, and distribution of the ascertained.	Tuesday, January 2nd, 2024 WOODS-SKIPPER, A.J. (Called at 9:30 A.M.) ADMINISTRATIONS 1. CORRADO, CLARE – Anthony Astorga and Joseph Corrado, Jr., Co-Administrators. DEVLIN. TESTAMENTARY TRUSTS 2. TAYLOR, FREDERICK W. – PNC Bank, National Association (formerly Provident National Bank), Trustee. NEVINS.	AUDIT DATE Tuesday, January 2nd, 2024 CARRAFIELLO, (Called at 10:00 A.M.) ADMINSTRATIONS 1. BROWNLEE, JOHN – Michelle Brownlee, Administratrix. WILLIAMS. 2. SCHMITT, ERNEST GEORGE – Russell F. Schmitt, Administrator, D.B.N. BERNICK. INCAPACITATED PERSONS 3. PAYNE, LEMUEL – PNC Bank,	Tuesday, January 2nd, 2024 OVERTON, J. (Called at 10:00 A.M.) NO ACCOUNTS CALLED Tuesday, January 2nd, 2024 TSAI, J. (Called at 10:00 A.M.) WILLS 1. GANDY, TYRONE C. – Tyler B. Gandy, Executor. LEVINE. SPECIAL NEEDS TRUSTS 2. SOLIS, JAMIE – Argent Trust Company, Trustee. ANASTASIA.
On Tuesday, January 2nd, 2024, at the time indicated at the head of each list.			

COMPLAINTS

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW NO.: 22101362

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Mortgage Assets Management, LLC, **Plaintiff** vs. Linda Bradshaw, as Known Heir of Liller Bradshaw, Deceased, Stephanie Bradshaw, as Known Heir of Liller Bradshaw, Deceased, William Bradshaw, as Known Heir of Liller Bradshaw, Deceased, Charles Bradshaw, as Known Heir of Liller Bradshaw, Deceased, Queen Slaughter a/k/a Queen Bradshaw, as known Heir of Liller Bradshaw, Deceased, Eugene Bradshaw Jr., as Known Heir of Liller Bradshaw, Deceased, Unknown Heirs, Successors and Assigns and All Persons Claiming Right Title and Interest From or Under Liller Bradshaw, Deceased, **Defendant(s)**

TO: Unknown Heirs, Successors and Assigns and All Persons Claiming Right Title and Interest From or Under Liller Bradshaw, Deceased

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Philadelphia County, Pennsylvania, docketed to No. 22101362, seeking to foreclose the mortgage secured by the real estate located at **1728 West Venango Street, Philadelphia, PA 19140.**

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

12-18-1*

IN THE COURT OF COMMON PLEAS, PHILADELPHIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW NO.: 220100864

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

MORTGAGE ASSETS MANAGEMENT, LLC, **Plaintiff**, vs. JANET PAULING, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED, VALERIE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED, GWENDOLYN GREDIC, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED, FAYE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER GRACE E. ROBERTS, DECEASED, **Defendants**

TO: UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER GRACE E. ROBERTS, DECEASED

You are hereby notified that Plaintiff, MORTGAGEASSETS MANAGEMENT, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Philadelphia County, Pennsylvania, docketed to No. 220100864, seeking to foreclose the mortgage secured by the real estate located at **1408 South Patton Street, Philadelphia, PA 19146.**

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

12-18-1*

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 11/6/2023, for:
3728 Chrome, Inc.
having a registered office address of:
3728 N Broad Street
Philadelphia, PA 19140
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
12-18-1*

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 11/29/2023, for:
URBN XXIV, Inc.
having a registered office address of:
5000 S Broad Street,
Philadelphia, PA 19112
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
12-18-1*

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders of **Apparel Business Systems International Sales, INC.**, a Pennsylvania corporation, with an address of 431 E Tioga Street, Philadelphia, PA 19134, (Philadelphia County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.
12-18-1*

FICTITIOUS NAMES

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by The Philadelphia Orchestra And Kimmel Center, Inc., 300 S Broad St, Philadelphia, PA 19102 to carry on business in Philadelphia County, Pennsylvania under the assumed name or fictitious name, style or designation of **Philadelphia Orchestra and Ensemble Arts** with an address of 300 S Broad St, Philadelphia, PA 19102. Said registration was filed on 12/11/23.
12-18-1*



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CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 11/27/2023, for:
Grithaus Agency Inc.
having a registered office address of:
2602 Brown Street
Philadelphia, PA 19130
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
12-18-1*

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Kimmel Center, Inc., 300 S Broad St, Philadelphia, PA 19102 to carry on business in Philadelphia County, Pennsylvania under the assumed name or fictitious name, style or designation of **Ensemble Arts Philly** with an address of 300 S Broad St, Philadelphia, PA 19102. Said registration was filed on 12/11/23.
12-18-1*

FIND THE RIGHT PERSON

Through The *Legal Intelligencer* Classified Advertising.

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LICENSES INSPECT

CITY OF PHILADELPHIA
MEMORANDUM

Subject: **2024 HEARING SCHEDULE – Board of Building Standards**

The following schedule from January 1, 2024, through December 31, 2024, of the Board of Building Standards has been sent to the Procurement Department for advertising in the news media. Hearings will remain virtual until Hybrid hearing room at 1515 Arch Street, 18th fl. (Room 18-002) is operational. Exact date and expectations are not available at this time. All hearing sessions will begin at 1:00pm.

HEARING DATES	
Thursday, January 11 & 25	Thursday, July 11 & 25
Thursday, February 8 & 22	Thursday, August 8 & 22
Thursday, March 7 & 21	Thursday, September 5 & 19
Thursday, April 4 & 18	Thursday, October 3 & 17
Thursday, May 2 & 16	Thursday, November 14 & 21
Thursday, June 13 & 27	Thursday, December 12

**** The closing date for acceptance of the complete original appeals package for the Board of Building Standards is the preceding hearing date. All appeals must be received by the closing date in order to be listed for the next scheduled hearing date. ****

Notice is hereby given that the Department of Licenses & Inspections Board of L&I Review, Plumbing Advisory Board and Board of Building Standard will hold public meetings on the dates listed on the schedules. The meetings will be held virtual, and the public may access the meeting by clicking or logging onto the link below.

Join Zoom Meeting
<https://us02web.zoom.us/j/3246244675?pwd=emU5ZHRaMGZEakY3RGNvRi9jVWR3QT09>

Meeting ID: 324 624 4675
Passcode: 823318
One tap mobile
+12678310333,,3246244675#,,,,*823318# US (Philadelphia)
+19292056099,,3246244675#,,,,*823318# US (New York)

CITY OF PHILADELPHIA
MEMORANDUM

Subject: **2024 HEARING SCHEDULE – L&I REVIEW BOARD**

The following schedule from January 1, 2024, through December 31, 2024, of the License and Inspections Review Board has been sent to the Procurement Department for advertising in the news media. All Firearm Hearings will remain virtual. Code hearings will remain virtual until Hybrid hearing room at 1515 Arch Street, 18th fl. (Room 18-002) is operational. Exact date and expectations are not available at this time. All hearing sessions will begin at 12:30pm.

HEARING DATES	
JANUARY 18, 30	FEBRUARY 1, 13 15, 27, 29
MARCH 12, 14, 26	APRIL 9, 11, 23, 25
MAY 7, 9, 21, 23	JUNE 4, 6, 20
JULY 2, 16, 18, 30	AUGUST 1, 13, 27, 29
SEPTEMBER 10, 12, 24, 26	OCTOBER 8, 10, 22, 24
NOVEMBER 7, 19	DECEMBER 3, 5, 17

Notice is hereby given that the Department of Licenses & Inspections Board of L&I Review, Plumbing Advisory Board and Board of Building Standard will hold public meetings on the dates listed on the schedules. The meetings will be held virtual, and the public may access the meeting by clicking or logging onto the link below.

Join Zoom Meeting
<https://us02web.zoom.us/j/5620788632?pwd=bi9JbnBGWmxwbVNlb3hrUyt0emlJQT09>

Meeting ID: 562 078 8632
Passcode: 895820

Dial by your location
+1 267 831 0333 US (Philadelphia)
Find your local number: <https://us02web.zoom.us/u/kKEnt2Cyg>

CITY OF PHILADELPHIA
MEMORANDUM

SUBJECT: **2024 HEARING SCHEDULE – PLUMBING ADVISORY BOARD**

The following schedule from January 1, 2024 through December 31, 2024 of the Plumbing Advisory Board has been sent to the Procurement Department for Advertising in the news media. Hearings will remain virtual until Hybrid hearing room at 1515 Arch Street, 18th fl. (Room 18-002) is operational. Exact date and expectations are not available at this time. All hearing sessions will begin at 9:00 a.m. and end at 12:00 p.m.

HEARING DATES:	
Thursday, January 11	Thursday, July 11
Thursday, February 1	Thursday, August 1
Thursday, March 7	Thursday, September 12
Thursday, April 4	Thursday, October 3
Thursday, May 2	Thursday, November 7
Thursday, June 6	Thursday, December 5

MISCELLANEOUS GENERAL NOTICES

The Citizens Police Oversight Commission (CPOC) will host a Commissioners' Public Meeting on **Tuesday, December 21 at 6:00 pm** on Zoom. The meeting link and call-in number are available at [Phila.gov/CPOC](https://phila.gov/CPOC). For disability accommodations or interpretation, please contact CPOC@phila.gov or 215-685-0891 as soon as possible.

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RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on December 11, 2023, **DEPARTMENT OF STREETS AMENDMENTS TO THE PARKING REGULATIONS FOR THE CENTER CITY AREA – NOVEMBER 2023** were promulgated by the City of Philadelphia Department of Streets and on December 14, 2023 was filed with the Department of Records, Room 158, City Hall, available to view at <https://www.phila.gov/departments/departments-of-records/proposed-regulations/#/>

Anyone affected thereby may file a written request for a hearing with the Department of Records within thirty (30) days of December 14, 2023, including by sending an e-mail to regulations@phila.gov. This regulation will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
12-18-1*

WITHDRAWAL NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **KRS Center City Development, Inc.**, a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 500 N. Broadway Ste 201, Jericho, NY 11753-2122 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System.

12-18-1*



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LEGAL LISTINGS

COURT NOTICES

MASS TORT - ASBESTOS 2024 TRIAL LIST
The Mass Tort - Asbestos Trial List is published on Page 20.

SUPREME COURT OF PENNSYLVANIA
CIVIL PROCEDURAL RULES COMMITTEE
NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.Civ.P. 1023.1 and 1023.4

The Civil Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P. 1023.1 and 1023.4 for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Karla M. Shultz, Deputy Chief Counsel
Civil Procedural Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9526
civilrules@pacourts.us

All communications in reference to the proposal should be received by **February 29, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Civil Procedural Rules Committee,

Maureen Murphy McBride
Chair

Rule 1023.1. Scope. Signing of Documents. Representations to the Court. Violation.

- (a)

Scope. Rules 1023.1 through 1023.4 do not apply to disclosures and discovery requests, responses, objections, and discovery motions that are subject to the provisions of general rules.
- (b)

Signing of Documents. Every pleading, written motion, and other paper directed to the court shall be signed by at least one attorney of record in the attorney’s individual name, or, if the party is not represented by an attorney, shall be signed by the party. This rule shall not be construed to suspend or modify the provisions of Rule 1024 or Rule 1029(e).
- (c)

Representations to the Court. The signature of an attorney or **[pro se] self-represented** party constitutes a certificate that the signatory has read the pleading, motion, or other paper. By signing, filing, submitting, or later advocating such a document, the attorney or **[pro se] self-represented** party certifies that, to the best of that person’s knowledge, information and belief, formed after an inquiry reasonable under the circumstances,

(1)

it is not being presented for any improper purpose, such as to harass or to cause unnecessary delay or needless increase in the cost of litigation[,];

(2)

the claims, defenses, and other legal contentions therein are warranted by existing law or by a nonfrivolous argument for the extension, modification or reversal of existing law, or the establishment of new law[,];

(3)

the factual allegations have evidentiary support or, if specifically so identified, are likely to have evidentiary support after a reasonable opportunity for further investigation or discovery; and

(4)

the denials of factual allegations are warranted on the evidence or, if specifically so identified, are reasonably based on a lack of information or belief.
- (d)

Violation. If, after notice and a reasonable opportunity to respond, the court determines that subdivision (c) has been violated, the court **[may] shall**, subject to the conditions stated in Rules 1023.2 through 1023.4, impose an appropriate sanction upon any attorneys, law firms, and parties that have violated subdivision (c) or are responsible for the violation.

[Note: The court in its discretion at any stage of the proceedings may deny a motion for sanctions without hearing or argument.

The grant or denial of relief (e.g., grant or denial of preliminary objections, motion for summary judgment or discovery application) does not, of itself, ordinarily warrant the imposition of sanctions against the party opposing or seeking the relief.

In most circumstances, a motion for sanctions with respect to factual allegations should be addressing whether there is evidentiary support for claims or defenses rather than whether there is evidentiary support for each specific factual allegation in a pleading or motion.

The inclusion in the rule of a provision for “an appropriate sanction” is designed to prevent the abuse of litigation. The rule is not a fee-shifting rule *per se* although the award of reasonable attorney’s fees may be an appropriate sanction in a particular case.

The provision requiring that a motion under this rule be filed before the entry of final judgment in the trial court is intended to carry out the objective of expeditious disposition and to eliminate piecemeal appeals. Where appropriate, such motions should be filed as soon as practicable after discovery of the violation.

The following provisions of the Judicial Code, 42 Pa.C.S., provide additional relief from dilatory or frivolous proceedings: (1) Section 2503 relating to the right of participants to receive counsel fees and (2) Section 8351 *et seq.* relating to wrongful use of civil proceedings.]

(e)

Suspended Statute.Section 8355 of the Judicial Code, 42 Pa.C.S. § 8355, is suspended absolutely, in accordance with the provisions of the Constitution of 1968, Article V, Section 10(c).

[Note:] **Comment:** The court in its discretion at any stage of the proceedings may deny a motion for sanctions without hearing or argument.

The grant or denial of relief, e.g., grant or denial of preliminary objections, motion for summary judgment or discovery application, does not, of itself, ordinarily warrant the imposition of sanctions against the party opposing or seeking the relief.

In most circumstances, a motion for sanctions with respect to factual allegations should be addressing whether there is evidentiary support for claims or defenses rather than whether there is evidentiary support for each specific factual allegation in a pleading or motion.

The inclusion in the rule of a provision for “an appropriate sanction” is designed to prevent the abuse of litigation. The rule is not a fee-shifting rule *per se* although the award of reasonable attorney’s fees may be an appropriate sanction in a particular case.

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The following provisions of the Judicial Code, 42 Pa.C.S., provide additional relief from dilatory or frivolous proceedings: (1) Section 2503 relating to the right of participants to receive counsel fees and (2) Section 8351 *et seq.* relating to wrongful use of civil proceedings.

Section 8355 of the Judicial Code provides for the certification of pleadings, motions, and other papers.

Historical Commentary

The following commentary is historical in nature and represents statements of the Committee at the time of rulemaking:

EXPLANATORY COMMENT—2003

I. Obligations under the rule

New Rule 1023.1 requires that a pleading, written motion or other paper directed to the court be signed. The signing, or the filing, submitting or later advocating, a document is a certification as described in the rule. A court may impose sanctions for violation of the

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certification. Thus the rule imposes the duty on the attorney or, if unrepresented, the party signing the document to satisfy himself or herself that there is a basis in fact and in law for the claim or defense set forth in the document.

Rule 1023.1, therefore, requires some prefiling inquiry into both the facts and the law to satisfy the affirmative duty imposed by the rule. However, this rule is not intended to chill an attorney’s enthusiasm or creativity in pursuing factual or legal theories. The standard is one of reasonableness under the circumstances.

A court should avoid using the wisdom of hindsight and should test the signer’s conduct by inquiring what was reasonable to believe at the time the pleading, motion, or other paper was submitted. What constitutes a reasonable inquiry depends on factors which may include

- how much time for investigation was available to the signer;
- whether the signer had to rely on a client for information as to the facts underlying the pleading, motion, or other paper;
- whether the pleading, motion, or other paper was based on a plausible view of the law; or
- whether the signer depended on forwarding counsel or another member of the bar.

This rule recognizes that sometimes a litigant may have good reason to believe that a claim or defense is valid but may need discovery, formal or informal, to gather and confirm the evidentiary basis for the claim or defense. If evidentiary support is not obtained after a reasonable opportunity for further investigation or discovery, the party has a duty under the rule not to persist with that contention. Rule 1023.1(c) does not require a formal amendment to pleadings for which evidentiary support is not obtained, but rather calls upon a litigant not thereafter to advocate such claims or defenses.

II. Practice under the rule

The rule leaves for resolution on a case-by-case basis, considering the particular circumstances involved, the question as to when Rule 1023.1 should be invoked. Ordinarily the written notice and demand for withdrawal or correction of the paper should be served promptly after the inappropriate paper is filed, and, if delayed too long, may be viewed as untimely. In other circumstances, it should not be served until the other party has had a reasonable opportunity for discovery. Given the “safe harbor” provisions discussed below, a party cannot delay invoking Rule 1023.1 until conclusion of the case (or judicial rejection of the offending contention).

Rule 1023.1 motions should not be made or threatened for minor, inconsequential violations of the standards prescribed by subdivision (c). They should not be employed as a discovery device or to test the legal sufficiency or efficacy of allegations in the pleadings; other motions are available for those purposes. Nor should Rule 1023.1 motions be prepared to emphasize the merits of a party’s position, to exact an unjust settlement, to intimidate an adversary into withdrawing contentions that are fairly debatable, to increase the costs of litigation, to create a conflict of interest between attorney and client, or to seek disclosure of matters otherwise protected by the attorney- client privilege or the work-product doctrine. The court may defer its ruling (or its decision as to the identity of the persons to be sanctioned) until final resolution of the case in order to avoid immediate conflicts of interest and to reduce the disruption created if a disclosure

of attorney-client communications is needed to determine whether a violation occurred or to identify the person responsible for the violation.

The rule provides that requests for sanctions must be made as a separate motion, i.e., not simply included as an additional prayer for relief contained in another motion. The motion for sanctions cannot be filed until at least 28 days after service of a written notice and demand, upon the party whose conduct is claimed to violate the rule, that the offending document or portion of the document be withdrawn or appropriately corrected. If, during this period, the alleged violation is corrected, as by withdrawing (whether formally or informally) some allegation or contention, the motion may not be filed with the court. These provisions are intended to provide a type of “safe harbor” against motions under Rule 1023.1 in that a party will not be subject to sanctions under Rule 1023.1 on the basis of another party’s motion unless, after having been served with the written notice and demand, it refuses to withdraw that allegation or contention or to acknowledge that it does not currently have evidence to support it. The timely withdrawal of an allegation or contention will protect a party against a motion for sanctions.

To stress the seriousness of a motion for sanctions and to define precisely the conduct claimed to violate the rule, the “safe harbor” period begins to run only upon service of the written notice and demand. In most cases, however, counsel should give informal notice to the other party, whether in person or by a telephone call or letter, of a potential violation before proceeding to prepare and serve the written notice and demand.

III. Sanctions

The rule does not attempt to enumerate the factors a court should consider in deciding whether to impose a sanction or what sanctions would be appropriate in the circumstances. The factors that a court may consider include the following:

- whether the improper conduct was willful or negligent;
- whether it was part of a pattern of activity or an isolated event;
- whether it infected the entire pleading or only one particular count or defense;
- whether the person has engaged in similar conduct in related litigation;
- whether it was intended to injure;
- what effect it had on the litigation process in time or expense;
- whether the responsible person is trained in the law;
- what amount is needed to deter that person from repetition in the same case; and
- what amount is needed to deter similar activity by other litigants.

The court has significant discretion in determining what sanctions, if any, should be imposed for a violation, subject to the principle that the sanctions should not be more

severe than reasonably necessary to deter repetition of the conduct by the offending person or comparable conduct by similarly situated persons.

There are two provisions for the award of attorney’s fees and expenses. The first provision, Rule 1023.2(b), authorizes the court, if requested in a motion and if so warranted, to award to the prevailing party “the reasonable expenses and attorney’s fees incurred in presenting or opposing the motion.”

The second provision, Rule 1023.4(a)(2)(iii), however, authorizes the court, “if imposed on motion and warranted for effective deterrence”, to order payment to the movant of “some or all of the reasonable attorney’s fees and other expenses incurred as a direct result of the violation.” Any such award to the movant, however, should not exceed the expenses and attorney’s fees for the services directly and unavoidably caused by the violation of the certification requirement. If, for example, a wholly unsupportable count is included in a multi-count complaint or counterclaim for the purpose of needlessly increasing the cost of litigation, any award of expenses should be limited to those directly caused by inclusion of the improper count, and not those resulting from the filing of the complaint or answer itself. The award should not provide compensation for services that could have been avoided by an earlier disclosure of evidence or an earlier challenge to the groundless claims or defenses. Moreover, partial reimbursement of fees may constitute a sufficient deterrent.

The sanction should be imposed on the persons--whether attorneys, law firms, or parties--who have violated the rule or who may be determined to be responsible for violation. The person signing, filing, submitting, or advocating a document has a nondelegable responsibility to the court and, in most situations, is the person to be sanctioned for a violation. Absent exceptional circumstances, a law firm is to be held also responsible when one of its partners, associates, or employees is determined to have violated the rule. Since such a motion may be filed only if the offending paper is not withdrawn or corrected within 28 days after service of the written notice and demand, it is appropriate that the law firm ordinarily be viewed as jointly responsible under established principles of agency.

Explicit provision is made for litigants to be provided notice of the alleged violation and an opportunity to respond before sanctions are imposed. Whether the matter should be decided solely on the basis of written submissions or should be scheduled for oral argument (or for evidentiary presentation) will depend on the circumstances. If the court imposes a sanction, it must, unless waived, indicate its reasons in a written order or on the record; a court is not required to explain its denial of a motion for sanctions.

Rule 1023.4. Sanctions.

- (a) **Nature of a Sanction.**
- (1) A sanction imposed for violation of Rule 1023.1 shall be limited to that which is sufficient to deter repetition of such conduct or comparable conduct by others similarly situated.

[(2) **Subject to the limitations in subdivision (b), the sanction may consist of, or include,**

(i) **directives of a nonmonetary nature, including the striking of the offensive litigation document or portion of the litigation document,**

(ii) **an order to pay a penalty into court, or,**

(iii) **if imposed on motion and warranted for effective deterrence, an order directing payment to the movant of some or all of the reasonable attorneys’ fees and other expenses incurred as a direct result of the violation.]**

(2) **Subject to the limitations in subdivision (b), a sanction imposed for violation of Rule 1023.1 shall consist of an award of costs and reasonable attorney’s fees. The court may impose additional sanctions, which are sufficient to deter the repetition of such conduct or comparable conduct by others similarly situated, and may consist of, or include:**

(i) **directives of a nonmonetary nature, including the striking of the offending litigation document or portion of the litigation document; or**

(ii) **an order to pay a penalty into court.**

(3) Except in exceptional circumstances, a law firm shall be held jointly responsible for violations committed by its partners, associates, and employees.

(b) **Limitations on Monetary Sanctions.**

(1) Monetary sanctions **[may] shall** not be awarded against a represented party for violation of Rule 1023.1(c)(2).

(2) Monetary sanctions **[may] shall** not be awarded on the court’s initiative unless the court issues its order to show cause before a voluntary dismissal or settlement of the claims made by or against the party which is, or whose attorneys are, to be sanctioned.

(c) **Requirements for Order.** When imposing sanctions, the court shall describe the conduct determined to be a violation of Rule 1023.1 and explain the basis for the sanction imposed.

Historical Commentary

The following commentary is historical in nature and represents statements of the Committee at the time of rulemaking:

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EXPLANATORY COMMENT—2003

See Explanatory Comment following Rule 1023.1.

SUPREME COURT OF PENNSYLVANIA CIVIL PROCEDURAL RULES COMMITTEE

PUBLICATION REPORT

Proposed Amendment of Pa.R.Civ.P. 1023.1 and 1023.4

The Civil Procedural Rules Committee is considering recommending the amendment of Pennsylvania Rules of Civil Procedure 1023.1 and 1023.4 relating to sanctions for violating the certification of pleadings, written motions, or other papers subject to Pa.R.Civ.P. 1023.1.

In *Raynor v. D’Annunzio*, 243 A.3d 41 (Pa. 2020), a majority of the Supreme Court held that a post-trial motion for contempt and sanctions based on a violation of an order *in limine* did not constitute “civil proceedings” actionable under the Dragonetti Act, 42 Pa.C.S. §§ 8351 *et seq.* In a concurring opinion, Justice Wecht suggested that he would explore amending Pa.R.Civ.P. 1023.1 to strengthen it to deter abuse of civil process:

I would be remiss were I to overlook this Court’s role in displacing the Dragonetti Act’s legislatively designed sanctions. Compared to the now-suspended Section 8355 of the Judicial Code, this Court’s equivalent, Pennsylvania Rule of Civil Procedure 1023.1, is a weak sister indeed. Significantly, Section 8355 contained an express penalty for the violation of its provisions. Had this provision stood, it would have been a more robust deterrent to vexatious litigation tactics than Rule 1023.1. But this Court holds exclusive constitutional authority “to prescribe general rules governing ...all officers of the Judicial Branch.” PA. CONST. art. V, § 10(c). Consequently, Section 8355 was displaced by this Court’s enactment of Rule 1023.1, which, like its federal analogue, Rule 11 of the Federal Rules of Civil Procedure, leaves the question of sanctions entirely discretionary, rendering it toothless, or at least defanged. I do not question this Court’s broad rule-making powers; it is well-established that the General Assembly lacks the plenary rulemaking authority that the United States Congress possesses. Rather, I believe that this Court should revisit Rule 1023.1. We should explore giving the rule the sort of bite that might ensure its deterrent component registers among those who need the inducement not to abuse civil process.

Raynor, 243 A.3d at 57 (footnotes omitted). The Committee undertook review pursuant to Justice Wecht’s suggestion.

Current Pa.R.Civ.P. 1023.1(c) requires at least one attorney of record, or a self-represented party, to sign a pleading, motion, or other legal paper directed to the court certifying that to the best of the signatory’s knowledge, information, or belief, formed after an inquiry reasonable under the circumstances, (1) the document is not being presented for any improper purpose; (2) the claims, defenses, and other legal contentions in the document are warranted by existing law or by a nonfrivolous argument for the extension, modification or reversal of existing law or the establishment of new law; (3) the factual allegations have evidentiary

support or are likely to have evidentiary support after reasonable opportunity for further investigation or discovery; and (4) the denials of factual allegations are warranted on the evidence or are reasonably based on a lack of information or belief. Pa.R.Civ.P. 1023.1(d) then provides that if a trial court determines there is a violation of subdivision (c), it may, but is not required to, impose an appropriate sanction.

Current Pa.R.Civ.P. 1023.4 provides for the type of sanction that a court may impose. It may consist of directives of a nonmonetary nature, paying a penalty into court, or if warranted for effective deterrence, an order directing payment to the moving party of some or all of the reasonable attorneys’ fees and other expenses incurred as a result of the violation.

The Committee reviewed the now-suspended portion of the Dragonetti Act, 42Pa.C.S. § 8355:

Every pleading, motion and other paper of a party represented by an attorney shall be signed by at least one attorney of record in his individual name and his address shall be stated. A party who is not represented by an attorney shall sign his pleading, motion or other paper and state his address. Except when otherwise specifically provided by rule or statute, pleadings need not be verified or accompanied by affidavit. The signature of an attorney or party constitutes a certification by him that he has read the pleading, motion or other paper; that, to the best of his knowledge, information and belief, it is well-grounded in fact and is warranted by existing law or a good-faith argument for the extension, modification or reversal of existing law; and that it is not interposed in bad faith or for any improper purpose, such as to harass another, to maliciously injure another or to cause unnecessary delay or increase in the cost of litigation. If a pleading, motion or other paper is not signed, it shall be stricken unless it is signed promptly after the omission is called to the attention of the pleader or movant. If a pleading, motion or other paper is signed in violation of this section, the court shall award to the successful party costs and reasonable attorney fees and may, in addition, impose a civil penalty which shall not exceed \$10,000. Such costs, fees and civil penalty shall be in addition to any other judgment awarded to the successful party and shall be imposed upon the person who signed the pleading, motion or other paper, or a represented party, or both. This section is in addition to and shall not be construed to limit any other remedies or sanctions provided by law.

The Committee observed that most of Section 8355 has been incorporated into present Pa.R.Civ.P. 1023.1-1023.4 with the exception of requiring the trial court to award costs and reasonable attorney’s fees when sanctions are imposed for effective deterrence.

Following review, the Committee concluded that the best approach to strengthen these rules in order to deter abuse of civil proceedings would be to mandate that sanctions in the form of costs and attorneys’ fees be imposed when a violation of Pa.R.Civ.P. 1023.1(c) has been determined. Accordingly, the Committee proposes amendments in two respects. First, Pa.R.Civ.P. 1023.1(d) would be amended to state that “the trial court **shall** impose an appropriate sanction...” for violation of subdivision (c).

Second, Pa.R.Civ.P. 1023.4(a)(2) would be amended to govern how the court would calculate the sanction. Subdivision (a)(2) would be revised to mandate that a sanction imposed for violation of Pa.R.Civ.P. 1023.1 consist of an award of costs and attorney’s fees. Other sanctions of a nonmonetary nature or paying a penalty into court currently set forth in the rule would remain within the court’s discretion to impose.

* * *

Accordingly, the Committee invites all comments, objections, concerns, and suggestions regarding this proposed rulemaking.

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