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LEGAL LISTINGS

COURT NOTICES

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:
ORDER AMENDING RULE
1033 OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE
NO. 756
CIVIL PROCEDURAL RULES
DOCKET
ORDER

PER CURIAM

AND NOW, this 6th day of September, 2024, upon the recommendation of the Civil Procedural Rules Committee; the proposal having been published for public comment at 52 Pa.B. 5118 (August 20, 2022):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1033 of the Pennsylvania Rules of Civil Procedure is amended in the attached form.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective January 1, 2025.

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

Rule 1033. Amendment.

(a) General Rule. A party, either by filed consent of the adverse party or by leave of court, may at any time change the form of action, add a person as a party, correct the name of a party, or otherwise amend the pleading. The amended pleading may aver transactions or occurrences which have happened before or after the filing of the original pleading, even though they give rise to a new cause of action or defense. An amendment may be made to conform the pleading to the evidence offered or admitted.

(b) Relation Back. An amendment correcting the name of a party against whom a claim has been asserted in the original pleading relates back to the date of the commencement of the action if, within 90 days after the period provided by law for commencing the action, the party received notice of the institution of the action such that it will not be prejudiced in maintaining a defense on the merits and the party knew or should have known that the action would have been brought against the party but for a mistake concerning the identity of the proper party.

(c) John Doe Defendants. An amendment substituting the actual name of a defendant for a Doe designation as provided in Rule 2005 relates back to the date of the commencement of the action if, within the time provided by Rule 401 for service, the defendant named by the amendment has received actual or constructive notice of the commencement of the action such that it will not be prejudiced in maintaining a defense on the merits and the defendant knew or should have known that the action would have been brought against it but for lack of knowledge of the defendant's actual name.

(d) Highlighting of Amendments.

- (1) A party filing a motion to amend a pleading shall attach:
- (i) a clean copy of the proposed amended pleading; and
 - (ii) a comparison copy of the proposed amended pleading identifying the changes by striking through the material to be deleted and underlining the material to be added.
- (2) If there is a discrepancy between the clean copy and the comparison copy of the proposed amended pleading, the clean copy shall be the controlling document.

Historical Commentary

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

Explanatory Comment—2013

Rule 1033 has been amended to specifically state that an amendment may add a person as a party. It is the practice of litigants and trial courts to refer to Rule 1033 when a party seeks to amend a pleading to add another party. The purpose of this amendment is to eliminate any uncertainty as to whether a motion to amend a pleading to add an additional party is governed by Rule 1033. There is no conflict between this proposed amendment and Rule 2232(c) because the latter addresses the question of when a court may order the joinder of any additional person.

Subdivision (b) of Rule 2232 addressing the joinder of an additional party is being rescinded. The provision is unnecessary because if a party has been misjoined or no claim for relief is asserted, a dismissal should be sought through the rules governing preliminary objections, judgment on the pleadings, and summary judgment. If a plaintiff wants to drop a defendant, he or she should use the rules governing the discontinuance of an action.

Explanatory Comment—2017

Currently, the Rules of Civil Procedure do not expressly permit an amendment correcting the name of a party against whom a claim is asserted to relate back without a showing of concealment when the statute of limitations has expired and the effect of that correction operates to add another party. However, case law has interpreted the Rules to permit such an amendment within the statute of limitations. Rule 1033 has been amended to expressly permit amendments correcting the name of the party against whom a claim is asserted to relate back to the date of the commencement of the action if within ninety days after the period provided by law for commencing the action, the party to be brought in by the amendment has received notice of the commencement of the action such that it will not be prejudiced in obtaining a defense on the merits, and the party knew or should have known that the action would have been brought against the party but for a mistake concerning the identity of the proper party.

Consider the following example: Harry Roberts, who resides at 949 Alcoma Street, Pittsburgh, PA, was the driver of an automobile which struck the plaintiff when he was crossing the intersection at Grant and Forbes Street, Pittsburgh, PA, at approximately 11:00 a.m. on October 11, 2013. The plaintiff's complaint, filed on October 2, 2015, mistakenly identifies the driver as Henry Rosen. He is the only named defendant in the complaint.

On October 7, 2015, the Sheriff made service by serving Mary Roberts at 949 Alcoma Street, Pittsburgh, PA. She is described in the Sheriff's Return as the wife of the defendant. On January 2, 2016, the complaint is amended to correct "Henry Rosen" to "Harry Roberts."

The amendment of Rule 1033 expressly permits the plaintiff to amend the complaint to correct the name of the defendant to Harry Roberts, because it is clear from the body of the complaint that the plaintiff was suing the driver of the automobile which struck the plaintiff and service of the complaint furnished sufficient notice to Harry Roberts that a lawsuit has been initiated against him for actions he is liable for even though the defendant is identified on the complaint as Henry Rosen. This is consistent with existing case law and codifies current practice.

The Federal Rules of Civil Procedure and a majority of states have rules of procedure governing the relation back of amendments, which are similar to this amendment. The interests of justice are served by a rule of civil procedure permitting a party to correct a complaint that provides an incorrect name of a party when there is no prejudice to the party brought in by the amendment.

The amendment of Rule 1033 does not alter the concealment doctrine and the discovery rule. The amendment is intended to cover situations in which neither the concealment doctrine nor the discovery rule apply.

SUPREME COURT OF PENNSYLVANIA CIVIL PROCEDURAL RULES COMMITTEE

ADOPTION REPORT Amendment of Pa.R.Civ.P. 1033

On September 6, 2024, the Supreme Court of Pennsylvania amended to Pennsylvania Rule of Civil Procedure 1033 relating to the amendment of pleadings. The Civil Procedural Rules Committee has prepared this Adoption Report describing the rulemaking process. An Adoption Report should not be confused with Comments to the rules. See Pa.R.J.A. 103, cmt. The statements contained herein are those of the Committee, not the Court.

The Committee received a request to consider amending Pa.R.Civ.P. 1033 to require the attachment of the proposed amended pleading to a motion to amend. The requester suggested such

Court Notices continues on 8

I N S I D E

Common Pleas Court:	11 Public Notices
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4 Criminal Listings	7 U.S. Court of Appeals
4 Family Court	2 Hearing List
6 Municipal Court	7 U.S. District Court
7 Orphans' Court	2 Trial List

COURT OF APPEALS

CASES LISTED FOR DISPOSITION FOR THE WEEK OF SEPTEMBER 23, 2024

CASES LISTED FOR DISPOSITION THURS., SEPT. 26, 2024

In re: William J. Gruver et al (SUBMIT); 23-1769. Henry Washington v. Robert Gilmore et al (SUBMIT); 23-2277. Ephriam Rodriguez v. SEPTA (SUBMIT); 23-3074. USA v. Michael Boyer (SUBMIT); 23-3253. USA v. Christian L. Whittaker (SUBMIT); 24-1206.

CASES LISTED FOR DISPOSITION FRI., SEPT. 27, 2024

1201 West Girard Avenue LLC et al v. Darrell Clarke (SUBMIT); 23-3194. Jose Ramos-Cruz et al v. Attorney General United States of America (SUBMIT); 24-1104. Jheinsiny Lopez-Flores et al v. Attorney General United States of America (SUBMIT); 24-1233.

DISTRICT COURT

NOTICE

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached for trial in another court. To be accorded recognition, a busy slip, using the designated form, MUST be filed in Room 2609 before 1 p.m. on the day after counsel becomes attached.

2. Cases in the trial pools do not necessarily appear in the order in which they will be called. Counsel should therefore be ready to begin trial upon receiving telephone call notice, subject to the following: (a) Counsel whose cases are in the pools will be given 48 hours' notice, if feasible, but not less than 24 hours notice to ready for trial with witnesses.

(b) It is counsel's responsibility to check with each judge's deputy clerk on the status and movement of criminal and civil cases in that judge's pool.

(c) Counsel will not be required to commence trial less than 24 hours after completing trial of another case.

J. GOLDBERG Chief Judge

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

MONDAY, SEPT. 30, 2024 Jury Trial

24-cr-0114 USA v. WILLIAMS

WEDNESDAY, OCTOBER 2, 2024 Jury Trial

24-cr-0231 USA v. PORTER

P.S. DIAMOND, J. Courtroom 14-A

Secretary/Courtroom Deputy: Richard Thieme Phone: (267) 299-7730 Criminal Courtroom Deputy: Lenora Kashner Witte Phone: (267) 299-7739r

MONDAY, SEPT. 30, 2024 Change of Plea Hearing

23-cr-0537 USA v. MOORE

Sentencing

20-cr-0132 USA v. CARTHON

TUESDAY, OCTOBER 1, 2024 Jury Trial

22-cr-0049 USA v. PARDI

22-cr-0049 USA v. HARS

22-cr-0049 USA v. PROUD AMERICAN VANLINES

23-cr-0410 USA v. AMONTE

Sentencing

24-cr-0151 USA v. DUFFUS-DOYLE

WEDNESDAY, OCTOBER 2, 2024

Revocation Superv Rls-FinalHrg

20-cr-0157 USA v. MALDONADO-ALICEA

THURSDAY, OCTOBER 3, 2024

Change of Plea Hearing

22-cr-0379 USA v. HARVEY

Pretrial Conference/Hearing

22-cr-0064 USA v. DIXON

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

MONDAY, SEPT. 30, 2024

Pretrial Conference/Hearing

22-cr-0250 USA v. CHANDLER

22-cr-0250 USA v. HARTAGE

Sentencing

23-cr-0321 USA v. STILL

22-cr-0340 USA v. TYLER

TUESDAY, OCTOBER 1, 2024

Sentencing

22-cr-0373 USA v. WILSON

19-cr-0635 USA v. HUNTER

WEDNESDAY, OCTOBER 2, 2024

Sentencing

22-cr-0221 USA v. IZQUIERDO

THURSDAY, OCTOBER 3, 2024

Miscellaneous Hearing

23-cv-0255 NELSON et al v. BANK OF AMERIC

QUINONES ALEJANDRO, J. Courtroom 8B

Secretary/Civil Deputy: Nicole Phillippi (267) 299-7460 Criminal Deputy Clerk: Rosalind Burton-Hoop (267) 299-7467

WEDNESDAY, OCTOBER 2, 2024

Motion Hearing

24-cv-2576 RIVERTOWN TCI L.P. v. OPTMYMZ

THURSDAY, OCTOBER 3, 2024

Sentencing

23-cr-0356 USA v. BECKWITH

24-cr-0142 USA v. LOMBARDO

SCHMEHL, J. Criminal Deputy: Tanya L. Allender Phone: 610-320-5030

Secretary/Civil Deputy: Barbara A. Crossley Phone: 610-320-5099 The Gateway Building 201 Penn St.

Room 518 Reading, PA 19601 3rd flr., Rm. 3041 when in Phila.

MONDAY, SEPT. 30, 2024

Jury Selection

23-cr-0134 USA v. RAMIREZ

TUESDAY, OCTOBER 1, 2024

Motion Hearing

24-cv-1745 COLON-TORRES v. SERRANO et al

21-cv-5077 VICTAULIC COMPANY v. HiTherm,

Settlement Conference

23-cv-3888 FENSTERMACHER v. COCA-COLA LEH

Status Conference/Hearing

21-cv-5077 VICTAULIC COMPANY v. HiTherm,

WEDNESDAY, OCTOBER 2, 2024

Motion Hearing

24-cv-3077 EAST PENN MANUFACTURING CO. v.

THURSDAY, OCTOBER 3, 2024

Evidentiary Hearing

09-cr-0091 USA v. ELSTON

Pretrial Conference/Hearing

22-cv-1393 PHILLIPS FEED SERVICE, INC. v.

Sentencing

20-cr-0155 USA v. SANTIAGO

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

Criminal Deputy: Christian Henry Phone: 267-299-7307

TUESDAY, OCTOBER 1, 2024

Sentencing

21-cr-0144 USA v. KENDALL

THURSDAY, OCTOBER 3, 2024

Motion Hearing

24-cr-0106 USA v. FIELDS

BETLESTONE, J. Courtroom 3B

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

MONDAY, SEPT. 30, 2024

Revocation Superv Rls-FinalHrg

09-cr-0262 USA v. THURMON

WEDNESDAY, OCTOBER 2, 2024

Status Conference/Hearing

23-cr-0454 USA v. BYRD

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

WEDNESDAY, OCTOBER 2, 2024

Change of Plea Hearing

24-cr-0065 USA v. BACON

Motion Hearing

09:30 A.M.

24-cv-4283 QVC, INC. v. HILLDUN CORPORATI

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

MONDAY, SEPT. 30, 2024

Motion Hearing

23-cv-4956 MEDINA v. MENASHA PACKAGING CO

Pretrial Conference/Hearing

24-cr-0058 USA v. MOONEY

Status Conference/Hearing

19-cv-1692 FRAZIER v. CITY OF PHILADELPHI

23-cv-1002 HILL v. CITY OF PHILADELPHIA e

TUESDAY, OCTOBER 1, 2024

Miscellaneous Hearing

20-cv-3383 Clemens v. Execupharm, Inc. et

Pretrial Conference/Hearing

23-cv-3999 PARKER v. LEE et al

WEDNESDAY, OCTOBER 2, 2024

Final Pretrial Conference

23-cv-4581 ISON v. THE TJX COMPANIES, INC

Pretrial Conference/Hearing

24-cv-2701 MIMS v. INTEGRATED MEDICAL TRA

FRIDAY, OCTOBER 4, 2024

Sentencing

24-cr-0123 USA v. CATAQUET JR.

J.F. LEESON, JR., J. Civil Duputy Clerk: Diane J. Abeles (610) 391-7020

Criminal Deputy: Justin F Wood (610) 776-6118

Chambers of the Honorable Joseph F. Leeson, Jr., United States District Court Eastern District of PA. Edward N. Cahn U.S. Courthouse, Suite 3401 504 W. Hamilton St. Allentown, PA 18101 4th Flr., Rm. 4000 when in Phila.

MONDAY, SEPT. 30, 2024

Change of Plea Hearing

24-cr-0283 USA v. HERNANDEZ-LUGO

TUESDAY, OCTOBER 1, 2024

Change of Plea Hearing

23-cr-0271 USA v. BAEZ

Revocation Superv Rls-FinalHrg

06-cr-0074 USA v. CARRAZANA

Settlement Conference

24-cv-0863 Desantis v. WALMART STORES EAS

WEDNESDAY, OCTOBER 2, 2024

Revocation Superv Rls-FinalHrg

21-cr-0262 USA v. FEGELY

23-cr-0090 USA v. DELACRUZ

Sentencing

The Legal Intelligencer

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22-cr-0258 02:00 P.M. USA v. SMITH C.F. KENNEY, J. Criminal Deputy: Christopher Kurek phone 267-299-7549 Civil Deputy: Shelli MacElderly phone 267-299-7540 Chambers of the Honorable Chad F. Kenney.. United States District Court Eastern District of PA.

MONDAY, SEPT. 30, 2024 Pretrial Conference/Hearing

24-cv-2683 09:00 A.M. SANTIAGO v. SIMMONS et al

Revocation Superv Rls-FinalHrg

11-cr-0020 10:00 A.M. USA v. GREEN

WEDNESDAY, OCTOBER 2, 2024 Pretrial Conference/Hearing

24-cv-0227 09:00 A.M. ABIRA MEDICAL LABORATORIES LLC

24-cv-3062 09:30 A.M. ZELLER v. USAA CASUALTY INSURA

Revocation Superv Rls-FinalHrg

14-cr-0088 11:00 A.M. USA v. ROSENBERG

Show Cause Hearing

21-cv-3384 09:00 A.M. Shin Da Enterprises Inc. et al

THURSDAY, OCTOBER 3, 2024 Motion Hearing

24-cv-4370 09:30 A.M. Global City Regional Center, L

Status Conference/Hearing

22-cr-0142 11:00 A.M. USA v. CAMARA

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

FRIDAY, SEPT. 27, 2024 Plea Agreement Hearing

23-cr-0118 11:00 A.M. USA v. CASTRO-VAZQUEZ

TUESDAY, OCTOBER 1, 2024 Motion Hearing

24-cv-0109 10:00 A.M. LUNDEEN v. 10 WEST FERRY STREE

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

WEDNESDAY, OCTOBER 2, 2024 Motion Hearing

20-cv-5903 10:00 A.M. HOLOHAN et al v. MID-CENTURY I

15-cr-0009 11:00 A.M. USA v. HORTON

THURSDAY, OCTOBER 3, 2024 Revocation Superv Rls-FinalHrg

09-cr-0068 10:00 A.M. USA v. HOLMES

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

FRIDAY, SEPT. 27, 2024 Status Conference/Hearing

23-cv-4147 10:30 A.M. STALLWORTH-RAWLS v. CHESTNUT H

J. M. GALLAGHER, J. Courtroom TBA Courtroom Deputy/Criminal: Christine Stein phone: 610-391-7012 Courtroom Deputy Civil: Brian Dixon phone: 610-434-3457

FRIDAY, SEPT. 27, 2024 Jury Selection

23-cv-2732 09:00 A.M. Atkins v. City of Reading et a

MONDAY, SEPT. 30, 2024 Trial Date

23-cv-2732 09:00 A.M. Atkins v. City of Reading et a

TUESDAY, OCTOBER 1, 2024 Change of Plea Hearing

24-cr-0169 03:00 P.M. USA v. GONZALEZ-SANTIAGO

THURSDAY, OCTOBER 3, 2024 Change of Plea Hearing

20-cr-0333 03:00 P.M. USA v. HEIL

Revocation Superv Rls-FinalHrg

22-cr-0345 10:00 A.M. USA v. MITCHELL

PEREZ, J. COURTROOM 10B Courtroom Deputy: Mia Harvey 267-299-7589

TUESDAY, OCTOBER 1, 2024 Arbitration Hearing

23-cv-4534 09:30 A.M. Bullard et al v. Unified Door

WEDNESDAY, OCTOBER 2, 2024 Change of Plea Hearing

23-cr-0517 10:00 A.M. USA v. COFFIE

Final Pretrial Conference

23-cv-0249 01:00 P.M. SOWELL v. TARGET CORPORATION

22-cv-4919 11:00 A.M. BURGDOERFER v. OESER et al

Motion Hearing

23-cv-0512 11:00 A.M. PETERSON v. RUST-OLEUM CORPORA

Plea Agreement Hearing

23-cr-0517 10:00 A.M. USA v. COFFIE

HODGE, J. Courtroom 15A Courtroom Deputy: Leesa Ciamaichelo 267-299-7559

MURPHY, J. Courtroom 3B Courtroom Deputy: Kerry Christy 267-299-7510

FRIDAY, SEPT. 27, 2024 Pretrial Conference/Hearing

21-cr-0136 12:00 P.M. USA v. HASSAN

Trial Date

22-cv-3763 09:00 A.M. ALVARADO v. CITY OF PHILADELPH

MONDAY, SEPT. 30, 2024 Jury Selection

21-cr-0136 09:00 A.M. USA v. HASSAN

Jury Trial 09:00 A.M. 21-cr-0136 USA v. HASSAN

TUESDAY, OCTOBER 1, 2024 Motion Hearing

24-cv-2970 02:00 P.M. CLARK v. HOSPITAL UNIVERSITY P

24-cv-2020 03:00 P.M. Zheng v. L. & S. Demo Recyclin

24-cv-1818 11:00 A.M. Baucom et al v. Torres Vidal

Pretrial Conference/Hearing

24-cv-2650 10:00 A.M. HERITAGE FENCE COMPANY v. MALI

WEDNESDAY, OCTOBER 2, 2024 Conference

22-cv-3070 02:00 P.M. JAMOH v. Ude

Motion Hearing

22-cv-3070 02:00 P.M. JAMOH v. Ude

SCOTT, J. Courtroom 13B Courtroom Deputy: Susan Flaherty Phone: 267-299-7598

THURSDAY, OCTOBER 3, 2024 Change of Plea Hearing

24-cr-0085 09:30 A.M. USA v. RIGHI

Motion Hearing

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

H. BARTLE, III, S.J.

MONDAY, SEPT. 30, 2024 Motion Hearing

24-cv-2343 09:30 A.M. BRICKLAYERS & ALLIED CRAFTWORK

TUESDAY, OCTOBER 1, 2024 Arbitration Hearing

23-cv-3738 09:30 A.M. HANDY v. UNITED STATES OF AMER

Sentencing

23-cr-0393 09:30 A.M. USA v. MCLEMORE

J. R. PADOVA, S.J. Courtroom 17B Criminal Deputy Clerk: Michael Beck Phone: 267-299-7409 Deputy Clerk Civil: Malissa Wolenski Phone: 267-299-7459

TUESDAY, OCTOBER 1, 2024 Arbitration Hearing

24-cv-0332 09:30 A.M. BARRO et al v. NJM INSURANCE G

WEDNESDAY, OCTOBER 2, 2024 Sentencing

22-cr-0412 11:00 A.M. USA v. MONTANO

A. B. BRODY, S.J. Courtroom 7B Scheduling/Deputy Clerk: Joseph Walton Phone: 215-597-3978

ESR-Courtroom Deputy: Jim Scheidt Phone: 267-299-7439

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

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

M. BAYLSON, S.J.

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

M. BAYLSON, S.J.

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

MONDAY, SEPT. 30, 2024 Jury Trial

24-cr-0148 09:30 A.M. USA v. BROOKS

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

M. BAYLSON, S.J.

TUESDAY, OCTOBER 1, 2024 Bench Trial

20-cv-5553 10:00 A.M. VELEZ ENTERPRISES LLC v. KVK-T

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

TUESDAY, OCTOBER 1, 2024 Sentencing

21-cr-0401 10:30 A.M. USA v. TORRES SANTIAGO

J. H. SLOMSKY, S.J. Courtroom Deputy: Matt Higgins

Courtroom Deputy: Matt Higgins Phone: 267-299-7349 Civil Deputy: Kelly Haggerty Phone: 267-299-7340

TUESDAY, OCTOBER 1, 2024 Motion Hearing

24-cv-0842 02:30 P.M. FABIANO v. CHRIST MOVERS, LLC

WEDNESDAY, OCTOBER 2, 2024 Motion Hearing

24-cr-0086 02:30 P.M. USA v. SAUNDERS

24-cv-2110 24-cv-2110 ABIRA MEDICAL LABORATORIES LLC

THURSDAY, OCTOBER 3, 2024 Motion Hearing

23-cr-0141 02:30 P.M. USA v. CAMPBELL

24-cr-0211 24-cr-0211 USA v. KNIGHT

24-cr-0253 24-cr-0253 USA v. WILLIAMS

24-cr-0253 24-cr-0253 USA v. SAVAGE

24-cr-0253 24-cr-0253 USA v. GARNETT

24-cr-0253 24-cr-0253 USA v. ROBERSON

24-cr-0253 24-cr-0253 USA v. MOORE

24-cr-0253 24-cr-0253 USA v. KING

24-cr-0253 24-cr-0253 USA v. ROBERTS

24-cr-0271 24-cr-0271 USA v. PARIS

Preliminary Hearing

23-cr-0141 02:30 P.M. USA v. CAMPBELL

C. S. WELLS, M.J. Deputy Clerk: Edward Andrews Phone: 215-597-7833

E. T. HEY, M.J. Courtroom Deputy: Mia Harvey phone (267) 299-7670

E. T. HEY, M.J.

TUESDAY, OCTOBER 1, 2024 Detention Hearing

24-mj-1488 01:30 P.M. USA v. VASQUES

L.A. SITARSKI, M.J.

Deputy Clerk: Regina M. Zarnowski Phone: 267-299-7810

REID, M.J. 3042 US Courthouse 601 Market Street Philadelphia, PA 19106 Courtroom as assigned Ian Broderick, Deputy Clerk (267) 299-7640 Ian_Broderick@paed.uscourts.gov

THURSDAY, OCTOBER 3, 2024 Settlement Conference

24-cv-0402 10:00 A.M. C.F. et al v. COUNCIL ROCK SCH

FRIDAY, OCTOBER 4, 2024 Settlement Conference

23-cv-2956 10:00 A.M. MOYLAN v. ESS SUPPORT SERVICES

CARLOS, M.J.

STRAW, M.J.

WEDNESDAY, OCTOBER 2, 2024 Conference

23-cv-1154 02:00 P.M. Tilsley v. High Concrete Group

THURSDAY, OCTOBER 3, 2024 Settlement Conference

21-cv-2563 01:00 P.M. MCS Industries Inc. v. MICHAEL

24-cv-0880 10:00 A.M. LAMEX AGRIFOODS, INC. v. FROZE

ARTEAGA, MJ COURTROOM 3H Courtroom Deputy

COMMON PLEAS COURT CASE MANAGEMENT CONFERENCE LIST

CASE MANAGEMENT PROGRAM ROOM 613 CITY HALL

Any questions regarding the Case Management Program should be directed to CivilCaseManagement@courts.phila.gov

THU., SEPTEMBER 26, 2024 8 A.M.

0012405-0621 T. E. Bosworth Sicher et al v. Esernio-Jenssen et al.

0022405-0623 T. E. Bosworth Sicher et al. v. Esernio-Jenssen et al. A. P. Demichele; C. A. Fitzpatrick; D. E. Rhyhart; H. J. Hulit; L. E. Odonnell; M. L. Schwartz; P. E. Peel; S. F. Reilly

0032406-0853 J. M. Horn; K. M. Ruch-Alegant Peck v. Tulip Property Group Llc et al. P. J. Devine

0042406-0885 S. B. Weinstock; S. A. Britten Holmes v. Riddle Hosp. et al.

M. Dolich; N. Karyaquos; T. D. Giamanco; T. J. Burke

0052406-0976 A. P. Watto; I. T. Norris Blake, Attorney-In-Fact For Arthur M. Blake v.250 S. J. Wall

9 A.M.

0012310-0065 Parchment v. All Unknown Occupants

0022403-0262 K. J. Cummings; R. P. Wendolowski

Direct Chassislink Inc. v.Dpl Transport Services
0032403-2546B. K. Zellner Parkash 815 Llc v.Garcia
0042406-1748J. E. Fine; J. C. Larosa Strickland v.Herriquez et al.
J. C. Rogers; K. V. Bauerle
0012405-0199 Greenblatt v.Keck
S. S. Brennan
0022405-0505K. L. Mirsky Wescott v.Rogers
0032406-1753T. Param Sportsmed Physical Therapy, Llc v.Copter Labs, In
0042406-1755J. A. Zenstein Jonathan Shema, Executor of The Estate of John She v.Copter Labs, In
K. M. Waller; M. C. Maselli
0052406-1786T. N. Sweeney McGinley v.Love Energy Fuel Services et al.
K. L. Raymond; W. F. Sperling
0062406-1787M. I. Simon Williams et al. v.City of Philadelphia
S. J. Moore
0072406-1793M. I. Simon Pagan v.Shavitz et al.
A. Bender
10 A.M.
0012405-0212A. M. Kroupa Kelleh v.Lupo
J. J. McGrath
0022405-0986W. J. Taylor Tippett et al. v.Tae2 Investment Solutions Llc et al.
10:30 A.M.
0012404-0269C. S. Suda; E. J. Ciarimboli Scott v.Ad Express Trucking Llc et al.
A. P. Moore; T. Chasan; T. M. Pitt
0022405-2173C. Adams Rutherford et al. v.Adams et al.
0032406-1932M. T. Leabman McGlew et al. v.Davis
M. Iacovou
11 A.M.
0012405-2133 Blackwell v.All Unknown Occupants
0022406-1872M. D. Copoulos Richardson v.Richardson et al.
0032406-1880M. F. Greenfield Freeman v.Mitchell et al.
W. S. Steiger
0042406-1901S. T. Haileab Grose et al. v.Brown et al.
11:30 A.M.
0012212-097J. J. Parris; T. M. Brady Vanleer v.Walker
0022405-1326L. S. Schwartz Roegner v.Mullins
1:30 P.M.
0012405-1511 White v.Bennett
0022405-1572A. R. Perry Wilder, Administratrix of The Estate of Ella Berry v.Bennett
0032405-2103 Morris v.Wiseman
A. J. Tauber
2 P.M.
0012210-2189K. R. Jalali; L. S. Markind Continental Ins Co. of Nj v.Express Exterior
0022308-0464A. Lopresti; B. C. Hoffman Rivera v.Begelman
B. C. Evangelist
0032405-2112 Davis v.Barrett et al.
0042406-1837M. I. Simon Hughes v.Canela-Duckett et al.
A. A. Griffith; K. M. Frascella; M. C. Thurmond
0052406-1839M. I. Simon Herrera v.Brinson
K. Logan; M. C. Maselli
0062406-1840A. J. Schneider Mintz et al. v.Fetouh
C. R. Breon
2:30 P.M.
0012405-2323 Mills v.All Unknown Occupants
0022406-1970J. Schlossberg Glover v.Marquez
E. L. Kates
3 P.M.
0012311-0576A. Lacy Portalatin v.Pegasus Home Fashions Inc.
0022406-1902A. C. Hyder Baker v.East Philadelphia Furniture Services Inc.
0032406-1903J. A. Dougherty Omni Insurance Company v.Pratt et al.
0042406-1908J. M. Hauschildt Jackson v.PI Hosp.ity Group Llc et al.

A. J. Kramer; N. M. Cordero
0052406-1917M. I. Simon Brown v.Dolgenscorp, Llc et al.
M. T. Pisano
0062406-1919M. I. Simon Evans v.Crowell et al.
R. A. Palmer
TUE., OCTOBER 1, 2024
9 A.M.
0012405-0458J. P. Kerrigan Beaman v.Jones (Unknown Successors, Etc
0022406-2473R. W. Johnson; V. P. Wilson Washington v.Philly Gas Inc.
B. J. Tursi; J. A. McQuade
0032406-2476M. J. Pajak Lee v.Feliz Aquino et al.
B. F. Datt; K. M. Moon; S. R. Engle
0042406-2477F. Milillo Graham-White v.Lyft Inc. et al.
A. R. Benedict; J. R. Andrzejewski; S. T. Cooper
0052406-2478J. D. Marx Lobb v.Winterstein et al.
D. D. Krebbs; O. R. Walls
0062406-2481J. B. Solomon Jones v.Louden
9:30 A.M.
0012406-2448A. J. Comerota Jr; T. B. Jacobs Gadalla v.City of Philadelphia et al.
M. P. Dumack
0022406-2451W. H. Bishop Fortt et al. v.Wright et al.
B. C. Chaplin; J. L. Gilman; K. R. Haywood
0032406-2452J. Chaiken Ross v.McDonald's Corp. et al.
C. J. McIntyre; M. A. Lockett
1 P.M.
0012406-2482F. Milillo Graham-White v.Usaa et al.
D. M. Alex
0022406-2487 Lee v.All Unknown Occupants
0032406-2513G. Remick; S. I. Reich Fay v.Morrison Management Specialists Inc. et al.
F. J. Duncan; G. P. Kelerchian
0042406-2521B. M. Saul Sutton v.Chung et al.
D. A. Santilli; J. A. Schluth
0052406-2522Y. Koelsch Baines v.Accardi et al.
A. M. Digiulio; L. M. Powell
0062406-2523M. I. Simon Colon v.Kamla Corp. et al.
D. M. Fleming Averell; G. M. Campbell
0072406-2526D. L. Kwass; K. A. Heinold; R. J. Mongeluzzi Landis v.John Doe 1
0082406-2543H. F. McHugh Pnc Reo Acquisitions, Llc v.Villafane et al.
0092406-2563M. I. Simon Ibnul-Hassan v.Schanz et al.
C. J. Scott; J. Promislo; T. A. Yim
0102406-2569J. Harris Carment Sierra Irrevocable Trust v.Maldonado
0112406-2576C. C. Bianculli; K. E. McCabe Carteno et al. v.Vitor et al.
0122406-2665D. C. Smolsky; J. M. Stacko U.S. Bank Na, Trustee of Nrz Pass-Through Trust X v.Vitor et al.
10 A.M.
0012301-2199D. S. Jaffe Brown v.Lyft Inc. et al.
A. L. Perry; A. M. Sciacca; B. A. Carter; K. M. Meindl; M. J. Poper
0022405-0079D. B. Banks Stead Holdings, Llc v.Williams et al.
0032405-0618J. P. Veloski; R. N. Braker Sheard v.Exxonmobil Corp. et al.
A. E. Hammel; D. K. Martin; K. A. House; O. Clark
0042405-2767J. R. Mezyk Jung v.Costco Wholesale et al.
J. G. Shorr; M. Ocak
0052405-2986M. I. Simon Campbell v.Jackson
J. B. Mayers
0062406-2743M. E. Lemieux-Fillery Siegelbaum v.Southeastern Pennsylvania Transporta
E. A. Borrelle
0072406-2744S. I. Leon Vorder-Bruegge v.Wilson
J. P. Tolerico
0082406-2749M. I. Simon Galindez v.Mariney et al.
A. Vetrini; S. Randazzo
10:30 A.M.
0012405-0374L. A. Margolies Jenkins v.Fountain et al.
0022406-0991A. M. Kroupa Snyder v.Wang
E. L. Kates
0032406-2371 Torrence v.Howard - Pha et al.
11 A.M.
0012406-2986P. R. Bryant; U. Aftab Perez-Segnini et al. v.Optimal Construction

Group,
0022406-2997M. Breslin Jones v.Fellah Auto Group et al.
B. N. Gialloredo; J. E. Schneiders; K. R. Plouffe
0032406-3002B. P. McGovern Collins v.Jackson et al.
B. M. Palm
0042406-3042P. R. Bryant; U. Aftab The Frankfordian Condominium Association v.E-Buil
0052406-3043P. R. Bryant; U. Aftab 1526 Riidge Avenue Condominium Association v.Mode
0062406-3044A. R. Spirt Burgos v.City of Philadelphia et al.
J. Giatras
0072406-3046M. Breslin Wilson v.City of Philadelphia et al.
M. L. Fink
0082406-3051D. N. Uqdah Germantown Masjid Inc. v.James et al.
11:30 A.M.
0012405-0438A. J. Pantano; L. E. Bendsky; S. A. Fellmeth Najera v.Varughese et al.
E. Merrigan; M. T. Della Vecchia
0022405-1576S. B. Cheiken The Articulate Foundation v.Lehigh Valley Public
B. A. Garber
0032406-2316J. J. Kofsky Zahairagunn v.Perez et al.
S. T. Lehow
0042406-2319A. J. Comerota Jr; T. B. Jacobs Martinez-Rosado v.Cousin's Food Market Inc. et al.
0052406-2320T. A. Russeck Santana et al. v.Porrata-Doria
J. A. Dingle
1:30 P.M.
0012406-2388B. R. Cornett Pryor v.Hand & Stone Massage And Facial Spa et al.
0022406-2389J. W. Felzer American Express National Bank v.Marrero et al.
2 P.M.
0012405-0354J. L. Gomez Hardy Kovacs v.A.P. Construction et al.
0022406-2761H. Molitoris; K. C. Boylan Rodriguez v.Barbashayeva et al.
B. S. Thompson; J. Decinti
0032406-2766M. E. London Wade v.7-Eleven et al.
D. R. Callahan; J. Campbell
0042406-2768S. A. Bennett Romero v.Milk Jawn Llc
R. C. Smith; S. D. Lee
0052406-2774 Howard v.Howard et al.
0062406-2783M. P. Lalli Hinds v.Wilfred et al.
A. E. Walters
0072406-2894J. M. Bernstein Moore et al. v.Suttlea et al.
B. M. Palm; M. D. Brennan; R. Ditomazo
0082406-2895B. S. Tabakin Rafih et al. v.J&A Auto Group Llc et al.
0092406-2896D. S. Senoff Boomsma, Ind. & As Executor of Est. of Mary Boomsma v.J&A Auto Group Llc et al.
0102406-2897M. Breslin Williams v.Altman Management Company Llc et al.
B. L. Calistri; C. A. McLaughlin; C. Rodgers; T. L. Gill
0112406-3175M. Breslin Williams v.Neighborhood Preservation & Developmen
0122406-2920D. F. Ashton Quintana v.Davis et al.
A. M. Nelson; J. L. Gilman; S. A. Scheuerle
2:30 P.M.
0012406-2345A. R. Duffy; M. H. Dehon Lewandowski et al. v.Cedar Run Construction, Llc Et
B. A. Kier; P. D. Priore
3 P.M.
0012406-3053M. Casper Clerici et al. v.State Farm Fire And Casualty Compa
W. H. Hofmann; Y. Konopacka Desipio
0022406-3056L. A. Fox Kloss v.Coordinated Transportation Solutions Inc.
G. N. Stewart; I. D. Paul; T. J. McKenzie
0032406-3066J. J. Morgan Williams et al. v.Leaders of The Future Academy Llc
V. M. Komarnicki
0042406-3069E. Gitman Djahongirova v.Peterson
0052406-3079M. I. Simon Johnson v.Borisovic Varava et al.
G. B. Evans; M. Khan
0062406-3082E. I. Lerner Jones et al. v.Breslyn Limited Partnership, A Pa. Li

G. M. Field; K. Devole
0072406-3083C. A. Odonnell; J. P. Roth Raiger et al. v.Academic Properties Inc. et al.
A. J. Milisits; J. W. McDonnell; J. M. Pecci; K. R. McNulty; S. G. Leventhal
0082406-3085R. B. Axelrod Ellison v.Southeastern Pennsylvania Transportatio
B. R. Gardner; S. J. Ross-Hyman; T. H. Lipscomb
0092406-3086R. H. Chew; S. A. Anyan Sok v.Uber Technologies Inc. et al.
A. L. Boardman; C. A. Harley; C. S. Vahey; J. D. Branderbit; J. P. Silli

FAMILY COURT DIVISION

SEPTEMBER 26, 2024
ADMINISTRATION AND MISCELLANEOUS
1501 ARCH ST.
MURPHY, A.J.
JUVENILE BRANCH
FAMILY COURT BUILDING
1501 ARCH ST.
Juvenile Justice Service Center
YSC MASTER
Courtroom-3G
JCHO SHULER M,W,F 9:30
A.M. T,TH 12:30 P.M.
3E CASES HEARD IN 3G
Courtroom--4A
JCHO CICCONE
Courtroom--4B
JCHO GIUSINI
Courtroom--4C
GREY, J.
Courtroom--4D
MCCABE, J.
Courtroom--4E
FERNANDES, J. (Out)
Courtroom--4G
IRVINE, J. (Ex W)
Courtroom--5A
BARISH, J.
Courtroom--5B
MCLAUGHLIN, J.
Courtroom--5C
CANTY, J. (TH,F)
Courtroom--5D
SABATINA, J.
Courtroom--5E
JCHO SHULER (T,TH 9:30
A.M.)
IRVINE, J. (W)
Courtroom--5F
FURLONG, J.
Courtroom--5G
JCHO STOKES
Courtroom--6H
GORDON, J.
JCHO MCCULLOUGH T,TH
1 P.M.
DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.
Courtroom--3A
SANDHER, J. (M,W,TH,F) 3E
(T)
Courtroom--3B
COHEN, J. (Out)
Courtroom--3C
JACKSON, J. (Ex M)
Courtroom--3D
PALMER, J.
Courtroom--3F
MALLIOS, J. (W,F) 3E (M) 6G
(T,TH)
Courtroom--4F
KRISTIANSSON, J.
Courtroom--6A
LITWIN, J. (M,T,W,F) 3E (TH)

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

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

Courtroom--6D
WAHL, J. (Out)

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

Courtroom--6F
SULMAN, J. (Ex T)

Courtroom--7B
CHEN, J. (Ex W)

CRIMINAL TRIAL DIVISION

THURSDAY, SEPTEMBER 26, 2024
Room 501—JOHNSON, J. Astillero, Todd (Coleman, Thomas Francis) Mitchell, Stefan (Coleman, Thomas Francis) Vann, Michael (Levin, Peter Alan)
Room 502—COYLE, J. Banks, Riley Bass, Charlie (Mosser, Todd Michael) Chapman, Benjamin J. (Foster, Edward Joseph) Cox, Jermont (Stewart, Loren Dougherty) Gabriel, Ian (O'Connor, Lawrence J. Jr.) Garcia, Noel Harville, Joseph A. (Brown, Jerome Michael) Horne, Ronald J. Lee, Terrence L. (Coleman, Danielle A.) Manley, Levon Morris, Kenneth (Def. Assoc.) Nguen, Anthony (Love, William Allan) Rodriguez, Angel R. (Himebaugh, Teri B.) Stokes, David (Feinstein, Steven C.) Thomas, Nieem (Mosser, Todd Michael) Walker, Ronald
Room 504—RANSOM, J. Johnson, Zeni (Def. Assoc.) Taylor, Walter (Earl, Douglas)
Room 505—PALUMBO, J. Adams, Christophe Andrews, Rodney L. Jr. (Def. Assoc.) Bolger, Christopher (Def. Assoc.) Bordley, Norman (Def. Assoc.) Brinkley, Stefon (Def. Assoc.) Carter, Juwan (Def. Assoc.) Desyree, Torres (Nasuti, Carmen Charles III) Ford, Edward (Def. Assoc.) Hill, Kevin (Markey, Shawn P.) Johnson, Terrell (Def. Assoc.) Linares, Pierre (Def. Assoc.) Linares, Pierre A. (Def. Assoc.) Marshall, Andre (Def. Assoc.) Martinez, Joel (Def. Assoc.) McNary, T-micka (Narcisi, Laurence Anthony III) Perry, Anthony (Def. Assoc.) Salmon, Alexis (Diamondstein, Michael Jay) Tenner, Corey (Def. Assoc.) Thomas, Thomeer (Abdul Rahman, Qawi) Thomas, Tyree (Def. Assoc.) Thomas, Tyrone (Def. Assoc.) Vaughn, Kelvin (Def. Assoc.) Vega, Edwin (Def. Assoc.) Williams, Tyrone (Def. Assoc.)
Room 507—MCDERMOTT, J. Bemby, James (Barrish, David W.) Butler, Ervin (Def. Assoc.) Caldwell, Antonio (Kauffman, Earl G.) Corey-mccoy, Brandon B. (Def. Assoc.) Cruz-davis, Yaseem (Def. Assoc.) Davis, Josephus L. (Yacoubian, George Setrag Jr.) Dekeyser, Cameron J. (Tinari, Eugene P.) Durham, Markevon (Yacoubian, George Setrag Jr.) Elkins, Jerry (Def. Assoc.) Flegler, Malik (Server, Gary Sanford) Foster, Iaron (Dollman, Douglas Lee) Goodman, Kyle (Kauffman, Earl G.) Harris, Ayden Q. (Chisholm, Walter C.) Hayes, Rahmeir (Chisholm, Walter C.) Hilbbert, Karie (Def. Assoc.) Jenkins, Innersaul (Dimairo, Paul Michael) Jenkins, Innirsaul (Dimairo, Paul Michael) Jones, Akhenaton T. (Chisholm, Walter C.) Kinsler, Deshawn (Kauffman, Earl G.) Lennon, Tyree (Dimairo, Paul Michael) Martin, Jahmir Nelly, Bryce (Def. Assoc.) Purnell, Dymor (Savino, Louis Theodore Jr.) Qualls, Quadir (Steenenson, Derek Alan) Reeves, Kyzir (Palividas, Pantellis) Reid, Thomas (Def. Assoc.) Robinson, Leroy (Stern, Douglas Nathaniel) Rodriguez, Joseph A. (Pagano, Gregory Joseph) Simon, Saade (Davis, William McFadden) Tunnell, Tyrone (Johnson, Shaka Mzee) Vargas, Matthew (Stern, Douglas Nathaniel) Vazquez, Pedro (Yacoubian, George Setrag Jr.) Watson, Alex Zeigler, Timothy (Chisholm, Walter C.)
Room 605—BROWN, J. Arroyo, Paul (Def. Assoc.) Bell, Byron C. (Def. Assoc.) Carter, Ni Isaiah (Shuttleworth, Brad Victor) Gonzalez, Leroy (Def. Assoc.) Ocaoa, Erick (Def. Assoc.) Rember, Ashley N. (Coleman, Joseph L.) Torrence, Aaron (Def. Assoc.) Watson, Tyshawn (Def. Assoc.)
Room 607—EHRlich, J. Antwon, Terrell (Foster, Edward Joseph)

Hackley, Ranisha (Gamburg, Robert Marc)
Mason, Andre D. (Def. Assoc.)
McGirt, Jamir (Sigman, Scott Philip)
Nichols, Anthony (Stretton, Samuel C.)
Reddy, Salahudin
Taylor, Tòshaneq Q. (Sigman, Scott Philip)
Williams, Aaron Bud (Def. Assoc.)
Williams, Donovan K. (Amoriello, Gina A.)
Willis, Dameon (Kauffman, Earl G.)

Room 708—LIGHTSEY, J.
Boudier, Jose (Cohen, Elliot Marc)
Davis, Erik C. (Yee, Adam Sequoyah)
Davis, Khalil (Raynor, Earl Dubois Jr.)
Delgado, Thomas (Medway, F. Michael)
Feggins, Joel L. (Def. Assoc.)
Haynes, Hakim (Boyd, Matthew Christopher)
Jones, Diane (Yee, Adam Sequoyah)
Martinez, Joel (Fuschino, Richard John Jr.)
Mcclennan, Amir (Hughes, Evan T. L.)
Taylor, Aleem (Link, Robert Patrick)
Vargas, Noel (McCaul, John Francis)
White, Kyle (Szanto, Jules Norris)
Williams, Laquan (Def. Assoc.)
Wooden, Raymond C. (Szanto, Jules Norris)

Room 801—GIBBS, J.
Goodlett, Leroy (Gamburg, Robert Marc)

Room 802—CLEMONS, J.
Badger, Devon (Def. Assoc.)
Bowman, Frederick (Def. Assoc.)
Burman, Robert (Def. Assoc.)
Burrell, Ronnell (Def. Assoc.)
Flood, Michael (Def. Assoc.)
Rivers, Tahir (Def. Assoc.)
Taylor, Deshawn (Def. Assoc.)
Whiting, James (Def. Assoc.)

Room 804—SAWYER, J.
Adams, Christopher A. (Def. Assoc.)
Amaker, Demar (Def. Assoc.)
Baldwin, Malayyah (Stern, Douglas Nathaniel)
Benson, Lamel (Def. Assoc.)
Bernard, William (Def. Assoc.)
Brigant, Michael (Def. Assoc.)
Brooks, Tirek (Yee, Adam Sequoyah)
Campbell, Daneil (Fishman, Brian M.)
Carter, Caleb (Def. Assoc.)
Evans, Isaiah (Walker, John Robert)
Farrell, Shane (Def. Assoc.)
Flores, Alfredo (Def. Assoc.)
Hill, Daimer (Def. Assoc.)
Liquierdo, Lourdalisa (Mann, Jessica Constuela)
Kulb, Vernon (Def. Assoc.)
Lewis, Antonio (Shuttleworth, Brad Victor)
Muhammad, Aslem (Goldstein, Zak Taylor)
Muhammad, Elijah (Tinari, Eugene P.)
Ngyuen, Huy (Def. Assoc.)
Paschall, Lamaz (Def. Assoc.)
Perez, Alex (Humble, Brian Francis)
Reuther, Robert (Humble, Brian Francis)
Rosario Rivera, Matthew (Def. Assoc.)
Rosario-rivera, Matthew (Def. Assoc.)
Sanchez, Lisander (Def. Assoc.)
Sharpe, Elijah (Def. Assoc.)
Simmons, Nasaih (Def. Assoc.)
Taylor, Amir (Shaw, Brianna Corine)
Wells, Steven (Trimble, Robert Eugene)
Woodall, Adonis (Def. Assoc.)

Room 805—EISENHOWER, J.
Baez, Jessie (Def. Assoc.)
Best, Dorrell (Def. Assoc.)
Bly, Richard (Def. Assoc.)
Carole, Katie (Def. Assoc.)
Corbett, Crystal (Walker, John Robert)
Cruz, Juan (Def. Assoc.)
Daljani, Livio (Hagarty, Matthew Sherman)
Daster, Niguan
Fenlein, Keith (Def. Assoc.)
Glover, Kysair (Azzarano, Jeffrey)
Goldstein, Tyra
Harper, Michael (Keller, Robert Craig)
Herbert, John (Def. Assoc.)
Holden, Mustafa D. (Rudenstein, David Scott)
Hudgins, Isaiah (Def. Assoc.)
Jefferson, Leroy (Def. Assoc.)
Leach, Timothy (Def. Assoc.)
Lizardi-estrada, Jose (Def. Assoc.)
Lopez, Rafael (Def. Assoc.)
Maikner, Mark (Divergillis, James J.)
Miller, Rafiq (Funt, James Adam)
Mohmod, Jimmy (Def. Assoc.)
Monica, Anthony (Def. Assoc.)
Morris, Armani
Mumford, Etta (Miller, Dale William)
Ostrovskiy, Taras B. (Def. Assoc.)
Phou, Bun (Thomas, Melissa Diane)
Robinson, Eric
Simmons, Blondell Naze
Vicente, Franklin (Montroy, Andrew David)
Whitfield, Anthony (Def. Assoc.)
Williams, Freddy
Williams, Hakeem (Def. Assoc.)

Room 807—ANHALT, J.
Alba, Samantha (Def. Assoc.)
Amerman, Brian (Szanto, Jules Norris)
Blair, Jermaine (Def. Assoc.)
Colon, Christopher (Coleman, Thomas Francis)
Harmon, Elliot (Dimairo, Paul Michael)
Johnson, James (Def. Assoc.)
King, Wayne J. (Szanto, Jules Norris)
Lindsey, Saeclair D. (Amoriello, Gina A.)
Lisby, Dormen (Weyer, Gregory Richard)
Loper, Malik (McDermott, Michael I.)
Maldonado, Remiro (Brown, Jerome Michael)
Royster, Denovian (Pileggi, Michael)
Serrano-meischke, Adolfo (George, Henry Jr.)
Vereen, Rashaan (Davis, William McFadden)

Room 808—KAMAU, J.
Adams, Anton (Fish, Ilon Ross)
Briggs, Jamiel (Sigman, Scott Philip)
Chariv, Christopher (Fuschino, Richard John Jr.)
Cooper, Lucion (Def. Assoc.)
Edwards, Terrell R. (Def. Assoc.)
Giddings, Calvin J. (Def. Assoc.)
Gryczewski, Adam (Kadish, Jason Christopher)
Gryczewski, Adam J. (Kadish, Jason Christopher)
King, Joel (Present, Eliot B.)
Muhammad, Malik (Goodman, Leon Dominic)
Richberg, Jacob (Def. Assoc.)
Robles, Gabriel (Szanto, Jules Norris)
Rodriguez, Issac (Szanto, Jules Norris)
Smith, Mark (McDermott, Michael I.)
Stockton, Qadir (Szanto, Jules Norris)

Torres, William (Joseph, Arnold C.)
Wilkins, Rasul (Coleman, Joseph L.)
Wynn, Keith (Def. Assoc.)

Room 901—SCHULTZ, J.
Broggins, Bysill (Yacoubian, George Setrag Jr.)
Burns, Eamon (Def. Assoc.)
Caal, Roberto (Consadene, Jonathan D.)
Fisher, Richard T. (Desiderio, David Ernest)
Harris, James P. (Def. Assoc.)
Morrison, Herbert (Def. Assoc.)
Negron, Francis (Sigman, Scott Philip)
Quiles, Ezais (Bozzelli, Lawrence J.)
Rawls, Jeffrey (Def. Assoc.)
Sassa, Michael (Walker, John Robert)
Savage, Rashan (Sigman, Scott Philip)
Wilson, Akiera (Def. Assoc.)
Wilson, Virgil (Sigman, Scott Philip)

Room 902—WOELPPER, J.
Cook, Rodney (Sigman, Scott Philip)
Islam, Jihaad (Johnson, Shaka Mzee)
Stubbs, Nysir (Def. Assoc.)
Stubbs, Nysir D. (Def. Assoc.)

Room 904—ROSS, J.
Duncan, Samir (Def. Assoc.)
Escudero, Giovanni (Def. Assoc.)
Howell, Andre (Walker, David Michael)
Leighton, Javon P. (Johnson, Shaka Mzee)
Lopez, Victor (Kadish, Jason Christopher)
Muhammad, Karim S. (Alva, Jeremy Evan)
Muhammad, Shafiq (Osei, Nana Yaw Adom)
Rodriguez, Edvardo (Def. Assoc.)
Santana, Michael (Walker, John Robert)
Williams, Jamir (Chisholm, Donald II)
Williams-hawkins, Nasir (Def. Assoc.)

Room 905—SHAFFER, J.
Allen, Ian (Jones, Sarah Alexandra)
Bell, Miquel D. (Def. Assoc.)
Bosket, Onesio (Savino, Louis Theodore Jr.)
Burnett, David M. (Savino, Louis Theodore Jr.)
Cleveland, Romeo (Def. Assoc.)
Coates, Curtis (Giuliani, Richard J.)
De La Cruz, Jose (Kadish, Jason Christopher)
Digregorio, Nicole (Def. Assoc.)
Falligan, Joseph (Def. Assoc.)
Fundenberg, Joachim (Mischak, David B.)
Glover, Ian (Def. Assoc.)
Horsey, Gary (Solar, Jeffrey Robert)
Jennings, James (Goodman, Leon Dominic)
Jennings, James D. (Def. Assoc.)
Johnson, Shamir (Sedacca, Matthew Paul)
Jones, Darren M. (Fiore, Todd R.)
Jones, Malik (Petron, Anthony J.)
Kent, Hanif (Stern, Douglas Nathaniel)
Perkins, Andre (Def. Assoc.)
Ramos, Angel (Gessner, Michael M.)
Richardson, Montell (Def. Assoc.)
Rivera, Phillip (Alvarez, Daniel Anthony)
Rivera, Phillip R. (Alvarez, Daniel Anthony)
Rogers, James (Def. Assoc.)

Room 908—BRANDEIS-ROMAN, J.
Brown, Shakeem (Def. Assoc.)
Burton, Jevan (Young, Kenneth Alan)
Evans-holmes, Sabree (Johnson, Shaka Mzee)
King, Daniel (Stretton, Samuel C.)
Lancaster, Grace (Colon, Christian)
Lebron, Jose (Giuliani, Richard J.)
Mahoney, Nysir (Def. Assoc.)
McCray, Willie (Szanto, Jules Norris)
Mckelvy, Sean (Def. Assoc.)
Mitchell, Robert B. (Def. Assoc.)
Ruffin, Kevin (Meehan, Edward C. Jr.)
Wilson, Robert (Shapiro, Ashley Eve)

Room 1001—DICLAUDIO, J.
Irving, Oren (Di Matteo, Samuel A. Jr.)
Irving, Oren D. (Def. Assoc.)
Jackson, Taheem L. (Tinari, Eugene P.)
Jeffcoat, Antonio (Def. Assoc.)
Simpson, Michael (Goldstein, Zak Taylor)
Vazquez, Coral (Def. Assoc.)

Room 1002—TAYLOR-SMITH, J.
Baines, Ingrid (Narcisi, Laurence Anthony III)
Barajas-lopez, Omar (Piccarreto, Marisa Anne)
Borschell, Brian (Def. Assoc.)
Caldwell, Calvin E. (Bermudez, Donald)
Digiacomo, Joseph (De Marco, Perry Paul)
Garcia, Toyajama (Def. Assoc.)
Garrett, Nathan (Def. Assoc.)
Gilliam, Sean (Montoya, William Christopher)
Gray, Jamal (Def. Assoc.)
Hatchett, Alex (Henry, Todd Edward)
Hatchett, Alex V. (Henry, Todd Edward)
Houser, Nathan (Def. Assoc.)
Jackson, Jameelah (Def. Assoc.)
Johnson, Bertha (Kelly, Joseph Kevin)
McCray, James I. (Def. Assoc.)
Meadows, Brian (Def. Assoc.)
Meadows, Brian P A (Def. Assoc.)
Moseley, Jamel (Def. Assoc.)
Moseley, Jamel A. (Def. Assoc.)
Ortiz, Nateirah (Def. Assoc.)
Paonessa, Anthony (Def. Assoc.)
Phoenix, Isaiah (Def. Assoc.)
Rhodes, Kyle (Def. Assoc.)
Rivera, Jonathon (Def. Assoc.)
Ruff, Quamir (Def. Assoc.)
Shaw, Reginald (Boyd, Matthew Christopher)
Torres, Mike (Cameron, Angelo Leroy)
Torres, Mike (Def. Assoc.)
Vazquez, Carlos (Shore, Richard A.)
Williams, Colin (Def. Assoc.)
Williams, Duvall (Link, Robert Patrick)

Room 1004—GAGNON I HEARINGS
Barnes, Denzell M (Def. Assoc.)
Barnes, Denzell M. (Def. Assoc.)
Bell, June (Def. Assoc.)
Buchanan, Lavonge (Def. Assoc.)
Churchill, Howard (Def. Assoc.)
Cruz, Tommy (Def. Assoc.)
Fox, John Patrick (Def. Assoc.)
Groves, Eugene (Def. Assoc.)
Harris, Eugene (Def. Assoc.)
Hightower, Marjorie (Def. Assoc.)
Jackson, Tymir (Def. Assoc.)
Lopez, Cormello (Def. Assoc.)
Louis, Shaquan (Walker, John Robert)
Rojas, William (Def. Assoc.)
Roman, Christopher (Def. Assoc.)

Ruiz, Francisco (Def. Assoc.)
Smith-bey, Kareem (Def. Assoc.)
Styles-coleman, Abdul (Schultz, Joseph Todd)

Room 1005—BRYANT-POWELL, J.
Smith, James (Perri, Fortunato N. Jr.)
Smith, Patrick (McMonagle, Brian J.)

Room 1007—BRONSON, J.
Brown, Knowledge (O'Hanlon, Stephen Thomas)
Fleming, Terrance Jr (Dimairo, Paul Michael)
Giddings, Steven (O'Hanlon, Stephen Thomas)
Johnson, Rattan
Morris, Latrenika J. (Def. Assoc.)
Real, Fernando (Himebaugh, Teri B.)

Room 1008—KYRIAKAKIS, J.
Barfield, Fatimah L. (Def. Assoc.)
Candelario, Nelson (Savino, Louis Theodore Jr.)
Chapman, Quadir (Def. Assoc.)
Claudio, Wesley (Def. Assoc.)
Delacruz, Anthony (Boyd, Matthew Christopher)

Harrison, James A. (Def. Assoc.)
Kuestner, Edward (Savino, Louis Theodore Jr.)
Macklin, Gary (Def. Assoc.)
Maddox, Franklin (Def. Assoc.)
Mitchell, Marcus (Yee, Adam Sequoyah)
Modelski, Michael (Def. Assoc.)
Monroe, Shaquille (Def. Assoc.)
Novakowski, James (Def. Assoc.)
Peoples, Marcella (Sigman, Scott Philip)
Rivera, Joshua (Slaven, Ryan Patrick)
Royster, Kasheem (Brown, Tobias Hamal)
Silva, Kaiky (Def. Assoc.)
Simpson, Danny (Dolfman, Douglas Lee)
Smith, Nancy J. (Szanto, Jules Norris)
Thompson, Robert (Coleman, Joseph L.)
Tull, Quamere (Osei, Nana Yaw Adom)
Walker, Nadirah A. (Def. Assoc.)
Wimberly, Troy (Def. Assoc.)

Room 1101—S. JOHNSON, J.
Jones, Joshua D. (Boyd, Matthew Christopher)
Robinson, Sumere (Public Defender, Philadelphia)
Washington, Vincent (Defender, Public)
Williams, Erin (Cacciamani, Kathryn Coviello)

Room 1104—ARRAIGNMENTS
Adams, George (Def. Assoc.)
Atkins, Amber (Def. Assoc.)
Auld, Almean (Def. Assoc.)
Bethel, Dazha (Kadish, Jason Christopher)
Bey, Kacim (Def. Assoc.)
Brown, John (Johnson, Shaka Mzee)
Buckner, Tymir J. (Def. Assoc.)
Butler, Tyler (Def. Assoc.)
Bynum, Tauheed L. (Yacoubian, George Setrag Jr.)
Casile, Robert (DEFENDER ASSOCIATION)
Davis, Donzell (Def. Assoc.)
Davis, Ronmek (Def. Assoc.)
Doe, Jane (Def. Assoc.)
Duff, Mike (Def. Assoc.)
Ellis, Jammelle (Def. Assoc.)
Feaster, Savion R. (Fiore, Todd R.)
Fitz, George (Def. Assoc.)
Gardner, Heath (Def. Assoc.)
Gilliam, Shereef (Def. Assoc.)
Gupon, Author (Def. Assoc.)
Hines, Nymir N. (Def. Assoc.)
Howard, Lester (Def. Assoc.)
Lewis, Anthony (Def. Assoc.)
Logan, Michael (Kramer, Max Gerson)
Morris, Crystal (Def. Assoc.)
Pringle, Shakira (Def. Assoc.)
Reeslane, Keyshawn (Sobel, Jonathan J.)
Robinson, Nazeer (Mischak, David B.)
Rueda, Kristian (Def. Assoc.)
Sherrill, Juwan K. (Def. Assoc.)
Shiver, Laurance (Greenblatt, Ronald)
Spencer, Sekia (Def. Assoc.)
Tuggle-milligan, Brittany (Marsh, James T.)

Room 1108—CIANFRANI, J.
Almonte, Antonio (Savino, Louis Theodore Jr.)
Barnes, Ramee M. (Def. Assoc.)
Clark, Andre (Alva, Jeremy Evan)
Colon, Hector L. (Yee, Adam Sequoyah)
Davis, Anthony (DEFENDER ASSOCIATION)
Eubanks, Raymond (Nasuti, Carmen Charles III)
Gonzales, Heric (Def. Assoc.)
Hill, Yahsier (Def. Assoc.)
Holloman, Dennis (Bozzelli, Lawrence J.)
Meleski, Michell (Def. Assoc.)
Shaw, Dupreme (Def. Assoc.)
Sturgis, Demetrius (Def. Assoc.)
Walker, Burton (Def. Assoc.)

MUNICIPAL COURT

CIVIL LISTINGS

THURSDAY, SEPTEMBER 26, 2024
2—OSBORNE, J.
9:15 A.M.
3 Midland Credit Management, Inc. v. SHELLENBERGER
01:15 PM
1 UNIFUND CORPORATION v. SEWELL
2 BARCLAYS BANK DELAWARE v. Karelyn
3—LOSIER, J.
8:45 A.M.
1 BSD HOMES LLC v. GLOVER
2 NICETOWN COURT II HOUSING PARTNERS v. GIDDINGS
4 THE MANAYUNK HOLDINGS GROUP LLC v. DEMALAVEZ
5 Hightop Germantown LLC v. PRESCOTT
6 BRYN MAWR SUITES LP v. CHAPELLE
7 THE KJ BOHMGARDEN LIVING TRUST v. WILLIAMS
8 30-34 South Front Street Associates, LLC v. TORAIN
9 ST MARON HALL LP v. ACERO
10 FERNHILL PARK HOLDINGS LLC v.

BENNETT
12 KRE MREG CITY AVE OWNER LLC v. REYES
13 KRE MREG CITY AVE OWNER LLC v. WIGGINS
14 KRE MREG CITY AVE OWNER LLC v. THOMASON
15 KENYON LOFTS LLC v. DYER
16 SCOTTS MILLS LP v. JOHNSON
17 2922 Properties LLC v. POSTELL
18 KRE MREG CITY AVE OWNER LLC v. DJOUFACK
19 LONGWOOD MANOR APARTMENTS LTD v. REHMAN
20 Henderson v. Grant
21 Pinckney v. Nelson
23 Kinsman Corporation v. Copeland
24 CARLYLE PHILADELPHIA APARTMENTS LLC v. HOWARD
25 LYNCH v. TRUELLE
27 Williams v. Santiago

9 A.M.
1 BLAKEMORE APTS 2006 LP v. SMITH
2 DOWNING JACKSON LLC v. CASTILLO
12:45 P.M.

1 Bell Town Properties LLC v. BAGNER
2 GELFUND 2, AWBURY APARTMENTS, LP v. HINDS
3 Southern Fine v. Reid
4 7165 KEYSTONE INVESTMENTS, LLC v. WHEELER
5 ZI 308 Chelten LLC v. Watts
6 ALLEGHENY APTS LLC v. WILLIAMS
7 PROPERTY RESERVE INC v. BADEAUX
8 CUMBERLAND EQUITIES HOLDINGS LLC v. WILLIAMS
9 CMONEY REAL ESTATE COMPANY LLC v. Stith
10 MP PORTFOLIO HOLDINGS LLC v. SHAW
11 BROMLEY APARTMENTS v. ROYAL
12 MANDEY DEVELOPMENT v. WILLIAMS
13 L&M Real Estate Developments, LLC v. GLENN-HAYWARD
14 KRE MREG CITY AVE OWNER, LLC v. WARD
15 PAN v. Butler
16 Thorpe v. Winston
17 Ishak v. Washington
18 Singhal v. Gainey
19 S3 ENTERPRISES LLC v. Pemberton

1 P.M.
1 Yitz Moller v. THOMAS
2 Yatsiv Holdings LLC v. Doe

4—TO BE ASSIGNED
9 A.M.

1 Philadelphia Housing Authority v. Peterson and all occupants
2 Philadelphia Housing Authority v. Williams
3 Philadelphia Housing Authority v. Haynes
4 Philadelphia Housing Authority v. Cruz
5 Philadelphia Housing Authority v. Mays
6 Philadelphia Housing Authority v. Crawford
7 Philadelphia Housing Authority v. Goggans
8 Philadelphia Housing Authority v. Sayles
9 Philadelphia Housing Authority v. Waller
10 Philadelphia Housing Authority v. Williams
11 Philadelphia Housing Authority v. Murray
12 Philadelphia Housing Authority v. Brown
13 Philadelphia Housing Authority v. Marshall
15 Philadelphia Housing Authority v. Palmer
16 Philadelphia Housing Authority v. Young El
17 Philadelphia Housing Authority v. Barrett
18 Philadelphia Housing Authority v. Wragg
19 Philadelphia Housing Authority v. Jenkins
20 Philadelphia Asset and Property Management Corpora v. Smith
21 Philadelphia Asset and Property Management Corpora v. Ross
22 Philadelphia Asset and Property Management Corpora v. Jones
23 Philadelphia Asset and Property Management Corpora v. Moore
24 Philadelphia Asset and Property Management Corpora v. Davenport
25 Philadelphia Asset and Property Management Corpora v. Ramsey
26 Philadelphia Housing Authority v. Pierce
27 GOLDEN v. AAMCO LLC

12:45 P.M.
1 Philadelphia Housing Authority v. Grundke

1 P.M.
1 Philadelphia Housing Authority v. Fletcher
2 Philadelphia Housing Authority v. Chatman
3 Philadelphia Housing Authority v. Landers
4 PHILADELPHIA HOUSING AUTHORITY v. Miller
5 Philadelphia Housing Authority v. Foreman
6 Philadelphia Housing Authority v. Coleman
7 Philadelphia Asset and Property Management Corpora v. Thompson
8 PHILADELPHIA HOUSING AUTHORITY v. Bullock
9 PHILADELPHIA HOUSING AUTHORITY v. Stone
10 PHILADELPHIA HOUSING AUTHORITY v. Terotola
11 Philadelphia Housing Authority v. Jenkins
12 PHILADELPHIA HOUSING AUTHORITY v. Thompson
13 Philadelphia Asset and Property Management Corpora v. Ismail
14 PHILADELPHIA HOUSING AUTHORITY v. Easley
15 PHILADELPHIA HOUSING AUTHORITY v. Wheeler
16 PHILADELPHIA HOUSING AUTHORITY v. Collins
17 PHILADELPHIA HOUSING AUTHORITY v. Shelley
18 PHILADELPHIA HOUSING AUTHORITY v. Norman
19 PHILADELPHIA HOUSING AUTHORITY v. Alsbrooks
20 FINCH REBECCA L v. CHARLES E LEEMAN

5—HOPE, J.
10 A.M.

1 PORTFOLIO RECOVERY ASSOCIATES, LLC v. HALLMAN
2 CAPITAL ONE, N.A. v. HUSEMAN
3 CAPITAL ONE, N.A. v. HUGHES

4 Midland Credit Management, Inc. v. LIMA
6 PHILADELPHIA FEDERAL CREDIT UNION v. KUBACKI
7 PHILADELPHIA FEDERAL CREDIT UNION v. BANKS
8 PHILADELPHIA FEDERAL CREDIT UNION v. MCDANIELS
9 PHILADELPHIA FEDERAL CREDIT UNION v. MCDANIELS
10 PHILADELPHIA FEDERAL CREDIT UNION v. FLUELLEN
11 PHILADELPHIA FEDERAL CREDIT UNION v. TRAORE
12 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. KAMANDA
13 CROWN ASSET MANAGEMENT, LLC v. DANIELS
14 CROWN ASSET MANAGEMENT, LLC v. HOLDENDICKSON
15 LVNV FUNDING LLC v. JORDAN
16 LVNV FUNDING LLC v. GRAYSON
17 CROWN ASSET MANAGEMENT, LLC v. DOWNING
18 LVNV FUNDING LLC v. WATSON EDWARDS
19 CROWN ASSET MANAGEMENT, LLC v. LILES
20 CROWN ASSET MANAGEMENT, LLC v. ROEBUC
21 CROWN ASSET MANAGEMENT, LLC v. ACQUI
22 CROWN ASSET MANAGEMENT, LLC v. BERNARD

23 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. VOID
24 LVNV FUNDING LLC v. GUZMAN
26 LVNV FUNDING LLC v. BENNETT
28 CROWN ASSET MANAGEMENT, LLC v. BROWER
29 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. BROWN
30 LVNV FUNDING LLC v. BLACKMAN
31 CROWN ASSET MANAGEMENT, LLC v. GROOVER
32 LVNV FUNDING LLC v. JEFFERSON
33 LVNV FUNDING LLC v. GREEN
34 LVNV FUNDING LLC v. JAQUEZ
35 PHILADELPHIA FEDERAL CREDIT UNION v. MCCONNELL
36 PHILADELPHIA FEDERAL CREDIT UNION v. LUMEH
37 PHILADELPHIA FEDERAL CREDIT UNION v. WEAVER
38 PHILADELPHIA FEDERAL CREDIT UNION v. DAVIES
39 PHILADELPHIA FEDERAL CREDIT UNION v. BANKS
40 PHILADELPHIA FEDERAL CREDIT UNION v. DE CASTILLA
41 Absolute Resolutions Investments LLC v. Dales

42 JPMorgan Chase Bank N.A. v. Potts
43 JPMorgan Chase Bank N.A. v. Huynh
44 JPMorgan Chase Bank N.A. v. Lawrence
45 JPMorgan Chase Bank N.A. v. Magee
46 JPMorgan Chase Bank N.A. v. Santos
47 LVNV FUNDING LLC v. JOHNSON
48 LVNV FUNDING LLC v. JOHNSON
49 LVNV FUNDING LLC v. JOHNSON
50 LVNV FUNDING LLC v. DIX
51 LVNV FUNDING LLC v. JOHNSON
52 LVNV FUNDING LLC v. JONES
53 LVNV FUNDING LLC v. RODRIGUEZ
54 CROWN ASSET MANAGEMENT, LLC v. NUNNELY
55 CROWN ASSET MANAGEMENT, LLC v. MARTIN

1 P.M.

1 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. NARDONE
2 TD BANK USA NA v. ATMADJA
3 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. Newsome
4 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. Gotay
5 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. Harris
6 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. Harris
7 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. Teague
8 Spring Oaks Capital SPV LLC v. Hill
9 BARCLAYS BANK DELAWARE v. DALY
10 BARCLAYS BANK DELAWARE v. MAIDEN
11 BARCLAYS BANK DELAWARE v. ALSTON
12 BARCLAYS BANK DELAWARE v. TEFAMARIAM
13 BARCLAYS BANK DELAWARE v. ROSADO
14 BARCLAYS BANK DELAWARE v. CASTOIRE
15 BARCLAYS BANK DELAWARE v. Bingham
17 Midland Credit Management, Inc. v. THOMAS
18 Midland Credit Management, Inc. v. DERVAL
19 Midland Credit Management, Inc. v. DEJESUS
20 Midland Credit Management, Inc. v. ADAMS
22 CAPITAL ONE, N.A. v. BROWN
23 CAPITAL ONE, N.A. v. FARRELL
24 CAPITAL ONE, N.A. v. DIAZ
25 CAPITAL ONE, N.A. v. KING
26 CAPITAL ONE, N.A. v. WRIGHT
27 CAPITAL ONE, N.A. v. CASTILLO
29 CAPITAL ONE, N.A. v. MERTZ
30 CAPITAL ONE, N.A. v. GARBUTT
31 CAPITAL ONE, N.A. v. CARTER
32 CAPITAL ONE, N.A. v. TYLER
33 CAPITAL ONE, N.A. v. HALL
34 CAPITAL ONE, N.A. v. ROSS
35 CAPITAL ONE, N.A. v. POUNCY
36 CAPITAL ONE, N.A. v. PAGAN
37 CAPITAL ONE, N.A. v. MALCOLME II
38 CAPITAL ONE, N.A. v. ZAVORI
39 CAPITAL ONE, N.A. v. HERNANDEZ
40 CAPITAL ONE, N.A. v. MILLS
41 CAPITAL ONE, N.A. v. SILLIONNAT
42 Midland Credit Management, Inc. v. CRINITI
43 Midland Credit Management, Inc. v. BOYD
44 Midland Credit Management, Inc. v.

COPLIN
45 Midland Credit Management, Inc. v. DASH
46 Midland Credit Management, Inc. v. ANDRESON
47 Midland Credit Management, Inc. v. POWELL
48 Midland Credit Management, Inc. v. SMITH
49 Midland Credit Management, Inc. v. MERLINO
50 Midland Credit Management, Inc. v. SAIA
51 Midland Credit Management, Inc. v. SIMMS
52 Spring Oaks Capital SPV LLC v. Chebanenko
53 Spring Oaks Capital SPV LLC v. Newkirk
54 Spring Oaks Capital SPV LLC v. Greene

6—TO BE ASSIGNED 9:15 A.M.

1 PORTFOLIO RECOVERY ASSOCIATES, LLC v. CHARLES
2 DISCOVER BANK v. COLON
3 PORTFOLIO RECOVERY ASSOCIATES, LLC v. FRANCO
4 PORTFOLIO RECOVERY ASSOCIATES, LLC v. RODRIGUEZ RIVERA
5 PORTFOLIO RECOVERY ASSOCIATES, LLC v. ROBINSON
8 Booker v. Feng
01:15 PM
1 DISCOVER BANK v. CARTER
2 Pantazopoulos v. Wright One LLC
4 Bokra v. Code Blue Auto Care LLC

COURT OF APPEALS

NOT PRECEDENTIAL OPINIONS FILED

SEPTEMBER 24, 2024

BY BIBAS, J.
USA v. Dimitre Hadjiev; 23-3271; judgment of the district court affirmed.
BY BIBAS, J.
USA v. David Taylor; 23-2389; judgment of the district court affirmed.
BY BIBAS, J.
USA v. Tyrone Mitchell; 23-2356; judgment of the district court affirmed.
BY RESTREPO, J.
Sylvia Gittelmacher v. Travelers Property Casualty Insurance Co; 23-1774; judgment of the district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

SEPTEMBER 23, 2024

BY KELLEY, J.
Baldi III v. Upper Darby Township; 22-2274; For the reasons discussed above, Defendant's Motion for Summary Judgment is denied.

BY LEESON, JR, J.
Wooden v. Terra; 23-1366; After de novo review and for the reasons set forth herein, the R&R is adopted in part. The Magistrate Judge's recommendation to deny and dismiss the habeas petition is adopted.

BY BAYLSON, J.
Coulston v. City of Philadelphia et al; 23-4077; For the foregoing reasons, Defendant Desiderio's Motion to Dismiss is GRANTED IN PART. Defendant Desiderio's Motion to Dismiss is GRANTED with prejudice as to the supplemental claim for malicious prosecution in violation of the laws of the Commonwealth of Pennsylvania (Count V) and is DENIED as to the claims for fabrication of evidence in violation of the Fourteenth Amendment (Count I), malicious prosecution in violation of the Fourth and/or Fourteenth Amendments (Count II), and deliberate suppression of exculpatory evidence in violation of the Fourteenth Amendment (Count III).

CIVIL ACTIONS

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

SEPTEMBER 24, 2024

County of Delaware--Steven M. Papi; 24-05078; Fed. Question; M.E. Weinstein; P.S. Diamond.
Novo Nordisk A/S; Novo Nordisk Inc.--Mitziella Gallardo; 24-05079; Diversity; J.M. Sedgh; K.S. Marston.
William Zubko; Smith Benjamin; Liftwithcliff--United Financial Casualty Company; 24-05080; Diversity; B.A. Carter; C.F. Kenney.

King Concrete Pumping, LLC--Joshua Derr, Sr.; 24-05081; Fed. Question; J. Derr, Sr.
Angiodynamics, Inc.; Navilyst Medical, Inc.--Jeremy Matchett; 24-05083; Diversity; J.J. Fantini; K.N. Scott.
Novo Nordisk A/S; Novo Nordisk Inc.--Nancy Fallin; 24-05084; Diversity; J.D. Orent; K.S. Marston.

BYL Risk Management LLC--Stephanie Staton; 24-05085; Fed. Question; M.P. Murphy, Jr.; K.B. Hodge.

USAA Casualty Insurance Company--Tim McNerney; 24-05087; Diversity; M.I. Simon; K.N. Scott.

Stephanie Martin: New Prime, Inc.--Mya Bell; 24-05088; Diversity; M.I. Simon; C.F. Kenney.

Accurate Insulation, LLC--Michael Burns; 24-05089; Fed. Question; D.A. Gaudio; K.N. Scott.

State Farm Mutual Automobile Insurance Company--Harper Yatvin; 24-05092; Diversity; R.S. Miller; K.N. Scott.

Keystone Technologies, LLC; Fidelity Impact Group, LLC--Jimmy Stinson; 24-05093; Fed. Question; A.R. Karpf; T.J. Savage.

Novo Nordisk Inc.; Novo Nordisk A/S--Michael Rogers; 24-05094; Diversity; B.D. Williams.

Eli Lilly and Company--Michael Costanza; 24-05095; Diversity; B.D. Williams.

Superintendent Bernadette Mason--Troy Thornton; 24-05097; Fed. Question; J.D. Javie.

King Concrete Pumping, LLC--Joshua Derr; 24-05082; Fed. Question; R.E. Lamar, IV; J.L. Schmehl.

Mausier Street, LLC--Arden Mills, LLC; 24-05096; Diversity; R.V. Dell'Osa.

BANKRUPTCY COURT

PETITIONS FILED

SEPTEMBER 24, 2024

(READING)

Chapter 7

Luciana Kimula Lowe, 1640 Judie Lane, Apt K10, Lancaster, PA 17603 -- Robert W. Seitzer; United States Trustee; 24-13423; no summaries listed; S.L. Weaver, atty.; P.M. Mayer, B.J.

Jendel B Sanchez, 5265 Rockrose Lane Apartment g31, Allentown, PA 18104 -- Robert W. Seitzer; United States Trustee; 24-13425; no summaries listed; J.E. Cook, atty.; P.M. Mayer, B.J.

Elmerinda Emilia Talarico, 6 Sunset Drive, Douglassville, PA 19518 -- Robert W. Seitzer; United States Trustee; 24-13428; no summaries listed; D.W. Tidd, atty.; P.M. Mayer, B.J.

Chapter 13

James S Shiffer, 323 Enterprise Drive, Bird in Hand, PA 17505 -- United States Trustee; 24-13421; no summaries listed; B.C. Diefenderfer, atty.; P.M. Mayer, B.J.

Frank F. Torok, II, 5201 Stansfield Drive, Zionsville, PA 18092 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-13427; no summaries listed; F.F. Torok, II, atty.; P.M. Mayer, B.J.

Tiffany Marie Solano, 2434 W Elm St, Allentown, PA 18104 -- United States Trustee; 24-13430; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Miller Henry, III, 1159 Weawit Street, East Earl, PA 17519 -- United States Trustee; 24-13431; no summaries listed; M.D. Hess, atty.; P.M. Mayer, B.J.

Jhoyi Karol Villegas, 813 S Armour St, Allentown, PA 18103 -- United States Trustee; 24-13434; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

SEPTEMBER 24, 2024

(PHILADELPHIA)

Chapter 7

Bush Group, Inc., 1700 Market Street, Suite 1005, Philadelphia, PA 19103 -- Lynn E. Feldman; United States Trustee; 24-13417; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

April A Hackett, 2812 Nestling Road, Philadelphia, PA 19154 -- Lynn E. Feldman; United States Trustee; 24-13418; no summaries listed; P.H. Young, atty.; P.M. Mayer, B.J.

Jose B Hughes, Jr., 1137 S. Divinity Street, Philadelphia, PA 19143 -- Lynn E. Feldman; United States Trustee; 24-13419; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Emma Lue Hilton, 1622 South 56th Street, Philadelphia, PA 19143 -- Lynn E. Feldman; United States Trustee; 24-13429; no summaries listed; V.A. Piontek, atty.; P.M. Mayer, B.J.

Chapter 13

Thomas Newnam, III, 254 W. Trenton Avenue Apt 329B, Morrisville, PA 19067 -- Kenneth E. West; United States Trustee; 24-13420; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Michael R. DiCampello, 837 N. Adams Street, Pottstown, PA 19464 -- Scott F. Waterman [Chapter 13]; United States Trustee;

24-13422; no summaries listed; D.B. Spitosky, atty.; A.M. Chan, B.J.

Christopher Michael Penhollow, 2760 Fernwood Avenue, Abington, PA 19001 -- United States Trustee; 24-13424; no summaries listed; M.P. Capilato, atty.; P.M. Mayer, B.J.

John J. McCarthy, III, 169 Cedar Avenue, Conshohocken, PA 19428 -- United States Trustee; 24-13426; no summaries listed; E.A. Camposano, atty.; P.M. Mayer, B.J.

Michael Senderov, 155 Ashley Drive, Feasterville Trevose, PA 19053 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-13432; no summaries listed; M.S. Schwartz, atty.; A.M. Chan, B.J.

Mark Devito, 126 S Forest Rd, Springfield, PA 19064 -- United States Trustee; 24-13433; no summaries listed; L.S. Rubin, atty.; A.M. Chan, B.J.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.
FOR THE WEEK OF SEPTEMBER 23, 2024
THURS., SEPTEMBER 26, 2024
NO HEARINGS SCHEDULED
FRI., SEPTEMBER 27, 2024
NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.
FOR THE WEEK OF SEPTEMBER 23, 2024
THURS., SEPTEMBER 26, 2024
NO HEARINGS SCHEDULED
FRI., SEPTEMBER 27, 2024
NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.
FOR THE WEEK OF SEPTEMBER 23, 2024
THURS., SEPTEMBER 26, 2024
NO HEARINGS SCHEDULED
FRI., SEPTEMBER 27, 2024
NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.
FOR THE WEEK OF SEPTEMBER 23, 2024
THURS., SEPTEMBER 26, 2024
NO HEARINGS SCHEDULED
FRI., SEPTEMBER 27, 2024
NO HEARINGS SCHEDULED

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Call: Jennifer McCullough at 215-557-2321
Email : jmccullough@alm.com

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a requirement would curb a problem encountered with opposing counsel, who had asked for the requester's consent to an amendment of a complaint, but refused to provide any substantive information about the amendment. In turn, the attorney seeking the amendment would file a motion to amend that likewise did not provide any information on the specific amendment nor was the proposed amended pleading attached to the motion because Pa.R.Civ.P. 1033 does not expressly so require.

The Committee initially observed that Pa.R.Civ.P. 1033 does not address the content for a motion to amend a pleading. Pa.R.Civ.P. 208.2 generally governs the content of motions, but does not specifically require the attachment of documents in support of the motion.

Noting the silence of requirements in the Rules of Civil Procedure, the Committee then examined local rules addressing the amendment of pleadings. Research revealed a handful of local rules governing amendments. These rules focused on the filing of amended pleadings, rather than the content of the motion to amend. McKean County Local Rule 1033 and Potter County Local Rule 1033 both require "[t]he amendment pleading [to] clearly indicate that it is an amended pleading, the paragraphs [to] be renumbered, and the new portion [to] be underlined." Clarion County Local Rule 1033, Franklin/Fulton Counties Local Rule 39-1033.1, Jefferson County Local Rule 1033, Mercer County Local Rule 1033, and Schuylkill County Local Rule 1033 are similar to the McKean and Potter County Local Rules except they do not require the underlining of the new portion of the pleading.

The Committee also examined procedural rules from other jurisdictions. Research revealed a relative dearth of procedural rules governing the requirements for the content of a motion to amend. New Jersey, Utah, and Puerto Rico all require the proposed amended pleading to be attached to the motion to amend. See N.J.R. 4:9-1 ("A motion for leave to amend shall have annexed thereto a copy of the proposed amended pleading."); U.R.C.P. Rule 15(a)(2) ("The party must attach its proposed amended pleading to the motion to permit an amended pleading."); P.R.R.C.P. 13.1 ("The entire amended pleading shall be attached to the motion for leave to amend the pleadings."). New York is the most comprehensive in that it requires the proposed amended pleading to accompany the motion to amend and to show the changes to be made to the pleading. See N.Y.C.P.L.R. 3025(b) ("Any motion to amend ... pleadings shall be accompanied by the proposed amended ... pleading clearly showing the changes or additions to be made to the pleading.")

The Committee also examined rules from Delaware and Maryland. Del. Sup. Ct. R. 15(aa) is similar to the McKean and Potter County Local Rules described above in that it applies to the filing of amended pleadings and requires the amended pleading to indicate how it differs from the original pleading. Md.R.C.P. 2-341(e) also applies to the filing of amended pleadings and requires the filing of the amended pleading together with a comparison copy showing through specified textual indicators the text to be deleted and the text to be added.

In developing the amendment to Pa.R.Civ.P. 1033, the Committee favored the approach taken by New York to require the attachment of the proposed amended pleading the motion to amend and for the proposed amended pleading to explicitly show the changes to be made. This will ensure that both parties and the court will be certain of the exact text being amended in a pleading. In addition, the Committee modified this language slightly to include explicit provisions, as found in the Maryland rule, to specify that the proposed amended pleading show through textual indicators, either by striking through or bracketing deletions, or by underlining or bolding additions, the text to be amended.

The Committee published the proposal for comment, see 52 Pa.B. 5118 (August 20, 2022), and received two comments in support of the proposal as drafted.

Subsequent to publication, the amendment to Pa.R.Civ.P. 1033 was further refined. First, it was reconsidered whether a party filing the motion to amend should also file a copy of the proposed amended pleading without textual indicators, i.e., a "clean" copy. The requirement of a clean copy would remove any burden on the trial court and the opposing party from having to resolve the amended notations to determine the final version of the text.

In developing this requirement, it was recognized that requiring both the attachment of a clean copy and a comparison copy may lead to discrepancies between those two documents, and that the rule would benefit with an express requirement establishing the controlling document. It was reasoned that the clean copy is the document formally replacing the prior pleading, whereas the comparison copy is operating as an aid to the parties and the court in determining the motion to amend. As a result, the rule was modified to provide that the clean copy is the controlling document in the event there are discrepancies between the two documents.

Second, the requirement in the proposed rule permitting various format options to show additions and deletions in the comparison copy of the amended pleading was reconsidered. A single, uniform format would provide consistency in practice and procedure throughout the Commonwealth. As a result, the amendment was modified to require a single, uniform format for showing additions and deletions in the comparison copy: deletions must be shown by striking through the material to be deleted and additions must be shown by underlining the material to be added. The amendment becomes effective January 1, 2025.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

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

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

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

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order No. 10 of 2024

In re: Emergency Appointment of Substitute Court Magistrate

ORDER

AND NOW, this 22nd day of August 2024, this Court finds that due to the increase of volume in search warrant applications and arraignments, as well as a temporary reduction of legal staff attorneys stemming from attrition, vacations and medical issues, along with magisterial attendance at mandatory seminars, an emergency exists which requires the appointment of qualified attorneys who are court employees to act as emergency substitute court magistrates, as provided in 42 Pa.C.S.A. § 1125, and therefore, it is hereby ORDERED and DECREED that the following court employee shall act as a substitute Court Magistrate, when called upon, with all duties and powers vested in the duty appointed Philadelphia Magistrates, as requested by the President Judge from time to time.

MATTHEW ALLEN, ESQUIRE

BY THE COURT:
/s/ T. Francis Shields
T. Francis Shields, President Judge
Philadelphia Municipal Court

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

Effective November 4, 2024, Municipal Court Courtroom 5, Widener Building, 1339 Chestnut St 10th Floor, Philadelphia, PA 19107 will no longer have a 10:00 a.m. hearing list.

Beginning November 4, 2024, there will be two lists: a morning list at 9:00 a.m. and an afternoon list at 1:00 p.m. The Courtroom will continue to schedule sixty-five cases per list.

DATE: August 27, 2024

Honorable Gregory O. Yorgey-Girdy
Supervising Judge
Philadelphia Municipal Court-Civil
First Judicial District of Pennsylvania

COURT NOTICE

REAPPOINTMENT OF ARRAIGNMENT COURT MAGISTRATES PHILADELPHIA MUNICIPAL COURT

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

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

On September 21st, 2024, the current term of Lauren Connor, Esquire, and Debra Rainey, Esquire, Arraignment Court Magistrates, will expire. Public comment is invited concerning

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their reappointments. The deadline for submission of comments is August 23rd, 2024.

Honorable T. Francis Shields
President Judge, Municipal Court

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

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

COURT NOTICE

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

Honorable T. Francis Shields
President Judge, Municipal Court

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

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

ORDER

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

IN THE SUPREME COURT OF PENNSYLVANIA

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

PER CURIAM

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

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

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

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

Deletions from the rule are shown in bold and brackets.

Rule 509. Access to Financial Records.

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

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

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

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

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

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

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

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

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

President Judge General Court Regulation

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

ORDER

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

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

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

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

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

Philadelphia Rule of Judicial Administration No. *5101 Rule *5101. Protocols to Mark, Inventory, Store and Retain Exhibits, Physical Evidence and Electronic Evidence Offered During Trials and Evidentiary Hearings in the Philadelphia Court of Common Pleas.

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

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

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

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

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

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

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

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

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

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

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

(1) Trial Division:

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

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

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

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

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

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

c. Delinquency Matters: at the conclusion of the trial or evidentiary hearing, the Office of Judicial Records shall take possession of all exhibits and any USB drive or CD/DVD, shall

upload the documentary exhibits through the electronic filing system and shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.J.A. 5101-5103 until further order of court.

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

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

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

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:

PRELIMINARY MINIMUM STANDARDS FOR DELIVERY OF EFFECTIVE INDIGENT DEFENSE SERVICES PURSUANT TO ACT 34 OF 2023, ARTICLE II-F, INDIGENT DEFENSE

NO. 617

JUDICIAL ADMINISTRATION DOCKET

ORDER

PER CURIAM

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

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

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

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

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

STANDARD 1: Funding, Structure, and Oversight

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

STANDARD 2: Essential Components of Effective Representation

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

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PUBLIC NOTICES

The Legal Intelligencer

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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)

DIGIACOMO, ROBERT -- Jennifer Hutchinson, Administratrix, c/o David N. Rubin, Esq., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102; David N. Rubin, Atty., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102.

9-26-3*

NORK, CAROL M. (a/k/a CAROLE M. NORK) -- William J. Nork, Jr., Executor, 11109 Templeton Drive, Philadelphia, PA 19154; Anne Scheetz Damon, Atty., 935 Second Street Pike, Richboro, PA 18954.

9-12-3*

CITY COUNCIL

City of Philadelphia Public Hearing Notice

The Joint Committees on Public Safety and Streets & Services of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, October 1, 2024, at 10:00 AM, in Room 400, City Hall**, to hear testimony on the following items:

240482 Resolution authorizing the Joint Council Committees on Public Safety and Streets and Services to hold hearings to investigate illegal street racing meetups in Philadelphia.

240715 Resolution authorizing the joint Committees on Public Safety and Streets and Services to hold hearings to investigate Philadelphia Police Department precinct policies and practices for approving and denying block party permits, and exploring methods to increase block party permit applications

Immediately following the public hearing, a meeting of the Joint Committees on Public Safety and Streets & Services, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

9-26-1*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on August 21, 2024, **AMENDMENTS OF CIVIL SERVICE REGULATION 31.88 TEMPORARY HIRING BONUS FOR DESIGNATED HARD TO FILL CLASSES** was promulgated by the City of Philadelphia Office of Human Resources and on September 23, 2024, 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 September 23, 2024, 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
9-26-1*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on August 21, 2024, **AMENDMENTS OF CIVIL SERVICE REGULATION 6.115-5 CASH OVERTIME FOR EMPLOYEES EXEMPTED FROM THE OVERTIME** was promulgated by the City of Philadelphia Office of Human Resources and on September 23, 2024, 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 September 23, 2024, 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
9-26-1*

Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

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

**Properties to be sold by Office of the Sheriff, City and County of Philadelphia 10:00 a.m. October 4, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2410	6001	5928 SUMMER STREET 19139	4TH WD.	990 SQ. FT.	2410	6014	313 NORTH ROBINSON STREET 19139-1125	34TH WD.	998 SQ. FT.
2410	6002	3320 WATERLOO STREET 19140	7TH WD.	581 SQ. FT.	2410	6015	6133 GLENMORE AVENUE 19142-3205	40TH WD.	750 SQ. FT.
2410	6003	3337 NORTH 20TH STREET 19140	11TH WD.	1,604 SQ. FT.	2410	6016	530 EAST LOUDON STREET 19120	42ND WD.	1,777 SQ. FT.
2410	6004	3238 NORTH 20TH STREET 19140	11TH WD.	686 SQ. FT.	2410	6017	318 EAST ALBANUS STREET 19120-3506	42ND WD.	1,125 SQ. FT.
2410	6005	4936 BAYNTON STREET 19144	12TH WD.	1,418 SQ. FT.	2410	6018	4321 NORTH 7TH STREET 19140-2315	43RD WD.	833 SQ. FT.
2410	6006	3835 ARCHER STREET 19140	13TH WD.	567 SQ. FT.	2410	6019	156 NORTH 49TH STREET 19139-2717	44TH WD.	322 SQ. FT.
2410	6007	1943 BONITZ STREET 19140	13TH WD.	600 SQ. FT.	2410	6020	4925 OLIVE STREET 19139-1730	44TH WD.	951 SQ. FT.
2410	6008	4537 NORTH HICKS STREET 19140	13TH WD.	690 SQ. FT.	2410	6021	4835 NORTH 8TH STREET 19120-3729	49TH WD.	1,091 SQ. FT.
2410	6009	4452 NORTH COLORADO STREET 19140	13TH WD.	561 SQ. FT.	2410	6022	4841 NORTH 7TH STREET 19120-3725	49TH WD.	1,175 SQ. FT.
2410	6010	4463 NORTH GRATZ STREET 19140	13TH WD.	705 SQ. FT.	2410	6023	4820 NORTH 8TH STREET 19120-3730	49TH WD.	1,397 SQ. FT.
2410	6011	2965 NORTH ORKNEY STREET 19133	19TH WD.	520 SQ. FT.	2410	6024	5322 REINHARD STREET 19143-5422	51ST WD.	953 SQ. FT.
2410	6012	3035 NORTH LEITHGOW STREET 19133	19TH WD.	540 SQ. FT.	2410	6025	1966 GRANITE STREET 19124-2143	62ND WD.	1,194 SQ. FT.
2410	6013	3833 ASPEN STREET 19104	24TH WD.	1,200 SQ. FT.					

Conditions of Sheriff Sale for JUDICIAL TAX SALES

- 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).
- All bidders must complete the Bid4Assets on-line registration process to participate in the auction (Auction). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit (Deposit) plus a Thirty-Five Dollars (\$35.00) 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.
- 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).
- The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% 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.
- 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.
- The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that Realty Transfer Taxes have been calculated and included in the bid amount.
- 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.
- The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
- The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
- 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.
- 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.
- 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.
- The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
- The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as priority bids, which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
- 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.
- All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

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

www.TheLegalIntelligencer.com

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