

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

MARY ELIZABETH BROPHY, et. al

v.

ALEXANDER BELFI

Brophy Etal Vs Belfi-OPFLD



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DECEMBER TERM, 2017

No. 04000

Commerce Court

PA SUPERIOR COURT No.  
196 EDA 2020

2020 FEB 11 10:11:05  
CLERK OF COURT  
JAN 11 2020

**OPINION**

Alexander Belfi (Appellant) hereby appeals from this Court's December 16, 2019 Order, docketed December 18, 2019, entered following a bench trial, finding in favor of Plaintiffs, and entering Judgment in the amount of \$118, 276. (*See Trial Court Order entered December 18, 2019, copy attached*)

**FACTUAL AND PROCEDURAL HISTORY**

On December 27, 2017, Plaintiff commenced this action by filing a Complaint and Injunction in a partnership dispute. The Preliminary Injunction was resolved on consent of the parties after oral argument on March 12, 2018. (*See Trial Court Docket, copy attached*).

Following the disposal by this Court of all Preliminary Objections, Plaintiff filed a Second Amended Complaint on May 7, 2018, and Appellant filed an Answer on June 22, 2018.

On April 20, 2018, Plaintiff filed a Petition for Contempt seeking a detailed accounting of financial and other contributions to the partnership property, including the depositing of Plaintiff's financial contributions into an IOLTA account, as well as attorneys' fees and costs. Said Petition for Contempt was granted by the Honorable Patricia McInerney<sup>1</sup> on May 16, 2018.

<sup>1</sup> Judge McInerney retired in June 2018 and this matter was subsequently assigned to the undersigned.

*(See Trial Court Order entered May 16, 2018, copy attached)*

On July 27, 2018, Plaintiff filed a Second Petition for Contempt against Appellant seeking Judgement by default, an assessment of damages and numerous other financial remedies and enforcement. Plaintiff's Second Petition for Contempt was granted on December 16, 2019, and an Order was docketed on December 18, 2019, following trial. *(See Trial Court Order entered December 18, 2019 regarding contempt, copy attached)*

On November 2, 2018, Appellant filed a Motion to Disqualify Counsel seeking to disqualify the law firm of Marshall Dennehey Warner Coleman & Goggin, P.C., Plaintiff's counsel, in the instant matter. Following a hearing on January 10, 2019, Appellant's Motion to Disqualify was denied. *(See Trial Court Order entered January 10, 2019, copy attached)*

On February 5, 2019, Appellant's counsel, Thomas D. Kenny, filed an unopposed Motion to Withdraw Appearance which averred unforeseen circumstances, irreconcilable differences and a breakdown of communications between Appellant and his counsel. Said Motion to Withdraw was granted on March 22, 2019, and docketed on March 26, 2019. Appellant elected to proceed pro se following the withdrawal of his counsel. *(See Trial Court Order docketed March 26, 2019, copy attached)*

On July 17, 2019, and August 15, 2019, Appellant and Plaintiff, respectively, filed dueling Motions for Summary Judgment; both Motions for Summary Judgment were subsequently later denied.

A Pre-Trial Conference was held on October 22, 2019, and the matter was scheduled for a bench trial on November 25, 2019, whereupon a Commerce Program Trial Order was entered on the same date and docketed on October 23, 2019.

On November 8, 2019, two (2) Motions in Limine were filed on behalf of Plaintiffs and Appellant filed an untimely Motion in Limine on November 12, 2019.

Plaintiff withdrew one of the Motions in Limine and the remaining Motions in Limine were denied immediately prior to trial.

On December 16, 2019, following trial, this Court entered a Finding for Plaintiff, which ruling was docketed December 18, 2019. (*See Trial Court Order entered December 18, 2019, copy attached*).

Appellant did not file any post-trial motions, however, on December 18, 2019, Appellant filed a Notice of Appeal to the Supreme Court of Pennsylvania. (*See Notice of Appeal to Supreme Court filed by Appellant, copy attached*). According to the docket of the Superior Court of Pennsylvania (Superior Court) the appeal was eventually transferred to Superior Court on January 14, 2020.

On December 20, 2019, this court entered an Order pursuant to Pa. R.A.P. 1925(b), instructing Appellant to file a Concise Statement of Errors Complained Of on appeal, (hereinafter, Statement). (*See Statement Order entered December 20, 2019, copy attached*)

As of the date of the filing of this Opinion, Appellant has not filed post-trial motions or a Statement.

## **DISCUSSION**

### **Failure to File Post-Trial Motions**

The record reveals that Appellant did not file post-trial motions within ten (10) days of the entry of the December 16, 2019 decision, docketed on December 18, 2019. (*See Trial Court Docket*). Pennsylvania Rule of Civil Procedure 227.1(c)(2) states that a party must file post-trial

motions within ten days after the decision is filed in a non-jury trial. *See Motorists Mut. Ins. Co. v. Pinkerton*, 830 A.2d 958, 964 (Pa. 2003) (Rule 227.1 “unequivocally mandates the filing of post-trial motions after either a jury or non-jury trial”). The failure to file a post-trial motion results in the waiver of all issues for appellate review. *See id.* *See also Warfield v. Shermer*, 910 A.2d 734, 737 (Pa. Super. 2006).

A party is required to file a post-trial motion following the entry of a decision after a bench trial or a non-jury trial. *Warfield v. Shermer*, 910 A.2d 734, 737 (Pa. Super. 2006) (stating that the Superior Court has consistently dismissed “appeals from orders or verdicts following non-jury trials when no post-trial motions were filed.”). “Where a party fails to file timely post-trial motions after a bench trial, no issues are preserved for this Court to review.” *Liparota v. State Workmen's Insurance Fund*, 722 A.2d 253, 256 (Pa. Cmwlth. 1999).

“In all respects, this matter proceeded as a non-jury trial and the trial court's disposition is consistent with a non-jury verdict. Accordingly, in order to preserve any issues for appellate review, Appellant was required to file post-trial motions, and his failure to do so necessitates quashal.” *Warfield v. Shermer*, 910 A.2d 734, 739 (Pa. Super. 2006).

“The importance of filing post-trial motions cannot be overemphasized.” *Diamond Reo Truck Co. v. Mid-Pacific Industries Inc.*, 2002 PA Super 272, 806 A.2d 423, 428. “Post-trial motions and 1925(b) statements serve different functions and are not synonymous with each other. **The failure to file post-trial motions cannot be excused or replaced by the filing of a 1925(b) statement.** Thus, issues that are waived for failure to file post-trial motions or for other reasons cannot be revived or saved simply by raising those issues in a 1925(b) statement.” *Diamond Reo Truck Co. v. Mid-Pacific Industries Inc.*, 2002 PA Super 272, 806 A.2d 423, 430 (emphasis added). *Accord, Diener Brick Co. v. Mastro Masonry Contractor*, 2005 PA Super 355, 885 A.2d 1034,

1038-1039.

Appellant's failure to file post-trial motions results in the waiver of all issues on appeal. "Under Rule 227.1, a party must file post-trial motions at the conclusion of a trial in any type of action in order to preserve claims that the party wishes to raise on appeal." *Chalkey v. Roush*, 569 Pa. 462, 469, 805 A.2d 491, 496 (2002). *Accord, Lane Enterprises v. L. B. Foster Co.*, 551 Pa. 306, 710 A.2d 55 (*per curiam*) (Rule 227.1 "requires parties to file post-trial motions in order to preserve issues for appeal. If an issue has not been raised in a post-trial motion, it is waived for appeal purposes"). "Grounds not specified by a party in post-trial motions pursuant to Rule 227.1 shall be deemed waived on appellate review." *Chalkey v. Roush*, 569 Pa. at 467, 805 A.2d at 494.

Because Appellant has waived all issues on appeal by failing to file post-trial motions, Appellant's appeal should be quashed. *See, e.g., Warfield v Shermer*, 2006 PA Super 303, 910 A.2d 734, 737, and cases cited therein.

The failure to file post-trial motions results in the waiver of all issues on appeal.

"[A] party must file post-trial motions from a trial court's decision and order following the conclusion of a trial." *Chalkey v. Roush*, 569 Pa. 462, 468, 805 A.2d 491, 495 (2002); *see also* Pa.R.C.P. 227.1(c). "The purpose for Rule 227.1 is to provide the trial court with an opportunity to correct errors in its ruling and avert the need for appellate review." *Chalkey* at 467 n. 9, 805 A.2d at 494 n. 9. "If an issue has not been raised in a post-trial motion, it is waived for appeal purposes." *L.B. Foster Co. v. Lane Enterprises, Inc.*, 551 Pa. 307, 710 A.2d 55 (1998). Accordingly, "our Court has consistently quashed appeals from orders or verdicts following non-jury trials when no post-trial motions were filed." *Diamond Reo Truck Co. v. Mid-Pacific Industries, Inc.*, 2002 PA Super 272, 806 A.2d 423, 428 (Pa. Super. 2002); *see also Cerniga v. Mon Valley Speed Boat Club, Inc.*, 2004 PA Super 444, 862 A.2d 1272 (Pa. Super. 2004).

*Warfield v Shermer*, 2006 PA Super 303, 910 A.2d 734, 737. *Accord, Municipal Authy of Hazel Twp v. Lagana*, 848 A.2d 1089, 1092 (Pa.Cmwlt. 2004) (a party must file post-trial motions at the conclusion of a trial in any type of action, legal or equitable, in order to preserve issues for appeal).

“A party's failure to file post-trial motions results in waiver of all issues for appellate review and requires that the appeal be dismissed.” *Borough of Harveys Lake v. Heck*, 719 A.2d 378, 380 (Pa. Cmwlth 1998) (dismissing appeal because appellant failed to file the requisite post-trial motions, citations omitted).

Therefore, Appellant has waived any and all grounds for appeal in this case.

#### **Failure to File No 1925(b) Statement**

Pa. R.A.P. 1925 states that “[t]he judge shall allow the appellant at least 21 days from the date of the order’s entry on the docket for the filing and service of the Statement,” and “[i]ssues not included in the Statement and/or not raised in accordance with the provisions of this paragraph (b)(4) are waived.” Pa. R.A.P. 1925(b)(2) & (b)(4)(vii). “Our jurisprudence is clear and well-settled, and firmly establishes that: Rule 1925(b) sets out a simple bright-line rule[.]” *Commonwealth v. Hill*, 16 A.3d 484, 494 (Pa. 2011). “[I]n order to preserve . . . claims for appellate review, Appellants must comply whenever the trial court orders them to file a Statement of Matters Complained of on Appeal pursuant to Rule 1925.” *Id.* at 491. “Any issues not raised in a 1925(b) statement will be deemed waived.” *Id.* “[W]aiver under the Rule [is] ‘automatic.’” *Id.* Our “intermediate appellate courts do not have the discretion to countenance deviations from the Rule’s requirements.” *Id.* at 492. Similarly, “[o]ur Supreme Court will not countenance anything less than strict application of waiver pursuant to Rule 1925(b).” *B.G. Balmer & Co. v. Frank Crystal & Co., Inc.*, 148 A.3d 454, 467 (Pa. Super. 2016), *appeal denied*, 641 Pa. 557 (2017).

Indeed, the Supreme Court of Pennsylvania (Supreme Court) “expressly voiced [their] disapproval of lower court decisions that had created exceptions to the Rule’s bright-line nature.” *Hill* at 492. The Supreme Court’s “decision in *Lord* ‘eliminated any discretion [in the lower

courts] and established a bright-line rule for waiver under Rule 1925(b)[.]” *Id.* at 491. “[E]ven a finding that meaningful review could be conducted would not prevent application of the Rule’s waiver provision.” *Id.* Moreover, “the strict waiver rule should not be ‘selectively enforced . . . based on the arguments of the parties.’” *Id.* at 493. The “Rule applies notwithstanding an appellee’s request not to enforce it.” *Id.* at 494. “[I]f Rule 1925 is not clear as to what is required of an appellant, on-the-record actions taken by the appellant aimed at compliance may satisfy the Rule.” *Id.*

Instantly, this Court’s December 16, 2019 Order, in accordance with Pa. R.A.P. 1925(b) was docketed December 18, 2019. The docket reveals that Appellant’s 1925(b) Statement has not been filed. (*See Trial Court Docket, copy attached*). In addition, Appellant has not taken any on-the-record actions to preserve his right to raise issues on appeal. As a result, Appellant has failed to preserve any issues for appellate review and has automatically waived all issues for appeal.

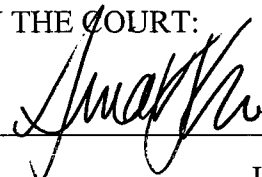
### **CONCLUSION**

For the aforementioned reasons, this Court’s decision should be affirmed.

Feb. 11, 2020

Dated

BY THE COURT:

  
J.

RECEIVED

DEC 17 2019

ROOM 521

MARY ELIZABETH BROPHY, and  
MARY ELIZABETH BROPHY as the  
Managing Partner of and trading as  
LEAGUE STREET PARTNERSHIP,  
Plaintiffs,  
vs.  
ALEXANDER BELFI,  
Defendant.

COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY  
TRIAL DIVISION

DECEMBER TERM, 2017

NO. 04000

**DOCKETED**

DEC 18 2019

**R. POSTELL  
COMMERCE PROGRAM**

**ORDER**

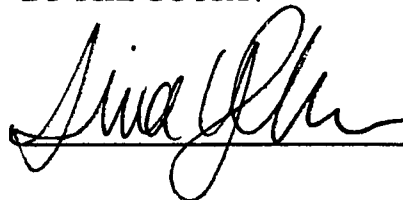
AND NOW, this 16<sup>th</sup> day of December 2019, this Honorable Court  
finds in favor of Plaintiff Mary Elizabeth Brophy, Individually, and Plaintiff Mary Elizabeth  
Brophy, as Managing Partner of and trading as League Street Partnership, and against Defendant  
Alexander Belfi, on Plaintiffs' Claim for Unjust Enrichment. All other Claims are hereby  
**DISMISSED as MOOT.**

Plaintiffs' damages are assessed at \$118,276.09, which represents 50.1% of the proceeds  
from settlement of 2251 League Street on October 19, 2017 (\$214,592.87) and the associated  
Mechanics' Lien (\$21,487.15).

Judgement shall be entered in the amount of \$118,276.09 in favor of Plaintiffs.

**SO ORDERED.**

**BY THE COURT:**



J.

Brophy Etal Vs Belfi-WSFFP



17120400000195





**First Judicial District of Pennsylvania**  
**Trial Division-Civil**  
**DOCKET REPORT**

**CASE NUMBER**      **CASE CAPTION**  
**171204000**      **BROPHY ETAL VS BELFI**

**FILING DATE:** 27-DEC-2017      **COURT:** NE      **JURY:** I

**CASE TYPE:** PARTNERSHIP DISPUTE

**STATUS:** JUDGMENT ON COURT'S FINDING

**RELATED CASES:**

**Parties:**

Seq. No.	Assoc. With	Expiration Date	Party Type	ID	Party Name/ Address
1			APLF	A200846	FOX, GREGORY W. 2650 AUDUBON ROAD AUDUBON, PA 19403 (484)398-6500
2	1		PLF	@9587704	BROPHY, MARY E. 27 COMMERCE ST NEW YORK, NY 10014
3	1		PLF	@9587705	LEAGUE STREET PARTNERSHIP 2251 LEAGUE ST PHILADELPHIA, PA 19146 AKA- BROPHYMARY ELIZABETH
4	8		DFT	@9587706	BELFI, ALEXANDER 1502 E MOYAMENSING AVE PHILADELPHIA, PA 19147
5	1		APLF	A27145	WAGNER, THOMAS P. MARSHALL DENNEHEY WARNER COLEMAN & GOGGIN 2000 MARKET STREET, 23RD FLOOR PHILADELPHIA, PA 19103 (215)575-4562 (215)575-0856 - FAX
6		01-JUL-2018	TL	J409	MCINERNEY, PATRICIA ROOM 364 CITY HALL PHILADELPHIA, PA 19107 (215)686-2620
7		23-FEB-2018	ADFT	A84887	LEHMAN, DAVID K. 1628 JFK BLVD





**First Judicial District of Pennsylvania  
Trial Division-Civil**

8	22-MAR-2019	ADFT	A77611	SUITE 2120 PHILADELPHIA, PA 19103 (215)313-4306 (866)936-4703 - FAX <b>KENNY, THOMAS D.</b> KENNY, BURNS & MCGILL 1500 JOHN F KENNEDY BOULEVARD SUITE 520 PHILADELPHIA, PA 19102 (215)423-5500 (215)231-9847 - FAX
9	1	APLF	A322724	<b>LUSSIER, MEREDITH L.</b> 2000 MARKET ST SUITE 2300 PHILADELPHIA, PA 19103 (215)575-2741
10		TL	J458	<b>PADILLA, NINA W.</b> 360 CITY HALL PHILADELPHIA, PA 19107
11		PROS	P41125	<b>BELFI, ALEX</b> 1502 E MOYAMENSING AVE PHILADELPHIA, PA 19147 (484)802-4459

***Docket Entries:***

<u>Filing Date/Time</u>	<u>Docket Entry</u>	<u>Date Entered</u>
27-DEC-2017 15:42:29	ACTIVE CASE	27-DEC-2017
27-DEC-2017 15:42:29	E-Filing Number: 1712057711 COMMENCEMENT CIVIL ACTION JURY	27-DEC-2017 FOX, GREGORY W.
27-DEC-2017 15:42:29	COMPLAINT FILED NOTICE GIVEN	27-DEC-2017 FOX, GREGORY W.
27-DEC-2017 15:42:29	COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY (20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. JURY TRIAL PERFECTED	27-DEC-2017





**First Judicial District of Pennsylvania  
Trial Division-Civil**

**FOX, GREGORY W.**

27-DEC-2017 15:42:29 12 JURORS REQUESTED.  
WAITING TO LIST CASE MGMT CONF

27-DEC-2017  
**FOX, GREGORY W.**

27-DEC-2017 16:10:41 PRELIMINARY INJUNCTION

27-DEC-2017  
**FOX, GREGORY W.**

76-17123376 PRELIMINARY INJUNCTION (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)

27-DEC-2017 16:49:12 ENTRY OF APPEARANCE-CO COUNSEL

27-DEC-2017  
**WAGNER, THOMAS P.**

ENTRY OF APPEARANCE OF THOMAS P WAGNER AS CO-COUNSEL FILED.  
(FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)

28-DEC-2017 09:03:58 MOTION ASSIGNED

28-DEC-2017

76-17123376 PRELIMINARY INJUNCTION ASSIGNED TO JUDGE: MCINERNEY, PATRICIA ON DATE: DECEMBER 28, 2017

28-DEC-2017 10:24:27 ORDER ENTERED/236 NOTICE GIVEN

28-DEC-2017  
**MCINERNEY, PATRICIA**

76-17123376 AND NOW, THIS 28TH DAY OF DECEMBER, 2017, UPON CONSIDERATION OF PLAINTIFFS' PETITION FOR PRELIMINARY INJUNCTION, IT HEREBY IS ORDERED AS FOLLOWS: 1. PLAINTIFFS SHALL SERVE DEFENDANT WITH THE COMPLAINT, THIS PETITION AND THIS ORDER FORTHWITH. 2. DEFENDANT SHALL FILE A RESPONSE TO SAID PETITION WITHIN TWENTY (20) DAYS FROM THE DATE SERVICE IS EFFECTUATED. 3. IF NECESSARY THE COURT SHALL SCHEDULE A HEARING AT ITS DISCRETION AFTER REVIEWING DEFENDANT'S RESPONSE. BY THE COURT: JUDGE MCINERNEY, S.J., 12/28/17.

28-DEC-2017 10:24:28 NOTICE GIVEN UNDER RULE 236

28-DEC-2017

NOTICE GIVEN ON 28-DEC-2017 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 28-DEC-2017.

28-DEC-2017 10:27:03 MOTION RESPONSE DATE UPDATED

28-DEC-2017

76-17123376 PRELIMINARY INJUNCTION MOTION RESPONSE DATE UPDATED TO 01/18/2018.





**First Judicial District of Pennsylvania  
Trial Division-Civil**

22-JAN-2018 10:47:20	MOTION ASSIGNED	22-JAN-2018
	76-17123376 PRELIMINARY INJUNCTION ASSIGNED TO JUDGE: MCINERNEY, PATRICIA . ON DATE: JANUARY 22, 2018	
22-JAN-2018 15:24:19	MOTION RESPONSE DATE UPDATED	22-JAN-2018
	76-17123376 PRELIMINARY INJUNCTION MOTION RESPONSE DATE UPDATED TO 02/23/2018.	
26-JAN-2018 12:57:39	PRAECIPE TO REINSTATE CMPLT	26-JAN-2018
	COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY (20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 REINSTATED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
30-JAN-2018 16:07:37	MOTION FOR ALTERNATIVE SERVICE	30-JAN-2018
	56-18013556 MOTION FOR ALTERNATIVE SERVICE (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
30-JAN-2018 16:16:17	MOTION ASSIGNED	30-JAN-2018
	56-18013556 MOTION FOR ALTERNATIVE SERVICE ASSIGNED TO JUDGE: MCINERNEY, PATRICIA . ON DATE: JANUARY 30, 2018	
31-JAN-2018 15:22:25	ORDER ENTERED/236 NOTICE GIVEN	31-JAN-2018
	56-18013556 AND NOW, THIS 31ST DAY OF FEBRUARY, 2018, UPON CONSIDERATION OF THE PLAINTIFFS' MOTION FOR ALTERNATIVE SERVICE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 430 UPON DEFENDANT ALEXANDER BELFI, IT IS HEREBY ORDERED THAT SAID MOTION IS GRANTED. IT IS FURTHER ORDERED THAT PLAINTIFFS MAY OBTAIN SERVICE OF THE CIVIL ACTION COMPLAINT AND MOTION FOR PRELIMINARY INJUNCTION ON DEFENDANT BY POSTING COPIES OF THE DOCUMENTS ON THE PREMISES OF 1502 EAST MOYAMENSING AVENUE IN PHILADELPHIA AND BY MAILING A COPY OF THE COMPLAINT AND MOTION FOR PRELIMINARY INJUNCTION BY CERTIFIED AND REGULAR MAIL TO 1502 EAST MOYAMENSING AVENUE IN PHILADELPHIA. IT IS FURTHER ORDERED THAT PLAINTIFFS ARE DIRECTED TO FILE AN AFFIDAVIT OF SERVICE TO SHOW COMPLIANCE WITH THIS ORDER. BY THE COURT: JUDGE MCINERNEY, 1/31/18.	





**First Judicial District of Pennsylvania  
Trial Division-Civil**

31-JAN-2018 15:22:26	NOTICE GIVEN UNDER RULE 236	31-JAN-2018
	NOTICE GIVEN ON 31-JAN-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 31-JAN-2018.	
02-FEB-2018 11:37:49	AFFIDAVIT OF SERVICE FILED	02-FEB-2018 FOX, GREGORY W.
	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON ALEXANDER BELFI BY POSTING PREMISES,CERTIFIED MAIL,FIRST CLASS REGULAR MAIL ON 02/01/2018 FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
05-FEB-2018 11:14:28	LISTED FOR CASE MGMT CONF	05-FEB-2018
07-FEB-2018 00:30:09	NOTICE GIVEN	07-FEB-2018
08-FEB-2018 10:03:02	AFFIDAVIT OF SERVICE FILED	09-FEB-2018 FOX, GREGORY W.
	AFFIDAVIT OF SERVICE OF CASE MANAGEMENT SCHEDULING ORDER UPON ALEXANDER BELFI BY CERTIFIED MAIL,FIRST CLASS REGULAR MAIL ON 02/08/2018 FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	
22-FEB-2018 12:24:23	ENTRY OF APPEARANCE	22-FEB-2018 LEHMAN, DAVID K.
	ENTRY OF APPEARANCE OF DAVID K LEHMAN FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	
22-FEB-2018 15:35:57	ENTRY OF APPEARANCE	22-FEB-2018 KENNY, THOMAS D.
	ENTRY OF APPEARANCE OF THOMAS D KENNY FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	
22-FEB-2018 23:22:20	ANSWER TO PETITION FILED	23-FEB-2018 KENNY, THOMAS D.
	76-17123376 ANSWER TO PETITION FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	
23-FEB-2018 16:43:17	WITHDRAWAL OF APPEARANCE	23-FEB-2018 LEHMAN, DAVID K.
	WITHDRAWAL OF APPEARANCE OF DAVID K. LEHMAN FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	
24-FEB-2018 00:30:09	NOTICE GIVEN	24-FEB-2018



**First Judicial District of Pennsylvania  
Trial Division-Civil**

27-FEB-2018 09:37:28 MOTION ASSIGNED 27-FEB-2018

76-17123376 PRELIMINARY INJUNCTION ASSIGNED TO JUDGE: MCINERNEY, PATRICIA . ON DATE: FEBRUARY 27, 2018

27-FEB-2018 15:38:17 ORDER ENTERED/236 NOTICE GIVEN 27-FEB-2018  
MCINERNEY, PATRICIA

76-17123376 AND NOW, THIS 27TH DAY OF FEBRUARY 2018, UPON CONSIDERATION OF PLAINTIFFS' PETITION FOR PRELIMINARY INJUNCTION AND DEFENDANT'S RESPONSE IN OPPOSITION, IT HEREBY IS ORDERED THAT THE PARTIES APPEAR BEFORE THIS COURT TO SHOW CAUSE WHY PLAINTIFFS' PETITION SHOULD OR SHOULD NOT BE GRANTED ON MARCH 5, 2018 AT 2PM IN COURTROOM 630 CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE MCINERNEY, 2/27/18.

27-FEB-2018 15:38:18 NOTICE GIVEN UNDER RULE 236 27-FEB-2018

NOTICE GIVEN ON 27-FEB-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 27-FEB-2018.

27-FEB-2018 15:40:19 RULE FOR INJUNCTION HRG SCHED 27-FEB-2018

76-17123376 INJUNCTION HEARING SCHEDULED FOR 3/5/18 AT 2:00 P.M. IN COURTROOM 630 CITY HALL.

01-MAR-2018 13:52:51 ORDER ENTERED/236 NOTICE GIVEN 01-MAR-2018  
MCINERNEY, PATRICIA

76-17123376 AND NOW, THIS 1ST DAY OF MARCH, 2018, UPON CONSIDERATION OF PLAINTIFFS' PETITION FOR PRELIMINARY INJUNCTION AND DEFENDANT'S RESPONSE IN OPPOSITION, IT HEREBY IS ORDERED THAT THE PARTIES APPEAR BEFORE THIS COURT TO SHOW CAUSE WHY PLAINTIFFS' PETITION SHOULD OR SHOULD NOT BE GRANTED ON MARCH 9TH, 2018 AT 1:30 P.M. IN COURTROOM 630 CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE MCINERNEY, 3/1/18.

01-MAR-2018 13:52:52 NOTICE GIVEN UNDER RULE 236 02-MAR-2018

NOTICE GIVEN ON 02-MAR-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 01-MAR-2018.

01-MAR-2018 13:56:10 WAITING TO LIST INJUNCTION HRG 01-MAR-2018





**First Judicial District of Pennsylvania  
Trial Division-Civil**

**MCINERNEY, PATRICIA**

**01-MAR-2018 13:57:01 RULE FOR INJUNCTION HRG SCHED**

**01-MAR-2018**

76-17123376 INJUNCTION HEARING SCHEDULED FOR 3/9/18 AT 1:30 P.M. IN COURTROOM 630 CITY HALL.

**09-MAR-2018 10:49:01 PRELIMINARY OBJECTIONS**

**09-MAR-2018**

**KENNY, THOMAS D.**

24-18031424 PRELIMINARY OBJECTIONS TO PLAINTIFF'S COMPLAINT FILED.  
RESPONSE DATE: 03/29/2018 (FILED ON BEHALF OF ALEXANDER BELFI)

**12-MAR-2018 14:43:04 ORDER ENTERED/236 NOTICE GIVEN**

**12-MAR-2018**

**MCINERNEY, PATRICIA**

76-17123376 AND NOW, THIS 12TH DAY OF MARCH, 2018, UPON CONSIDERATION OF PLAINTIFFS' PETITION FOR PRELIMINARY INJUNCTION, DEFENDANT'S RESPONSE THERETO, AND UPON CONSENT OF THE PARTIES AFTER ORAL ARGUMENT, IT IS ORDERED AS FOLLOWS: 1. THE REAL PROPERTY LOCATED AT 1502 EAST MOYAMENSING AVENUE, PHILADELPHIA, WHICH IS CURRENTLY OWNED BY DEFENDANT, SHALL NOT BE SOLD, MORTGAGED, OR OTHERWISE ENCUMBERED WITHOUT ORDER OF THIS COURT. 2. DEFENDANT SHALL PAY INTO ESCROW \$1,500.00 PER MONTH ON THE 1ST OF EVERY MONTH (WITH A FIVE DAY GRACE PERIOD) BY CHECK PAYABLE TO HIS ATTORNEYS, KENNY, BURNS AND MCGILL, WHICH CHECKS SHALL BE DEPOSITED INTO, AND THE RESULTING FUNDS HELD IN, SAID ATTORNEYS' IOLTA ACCOUNT UNTIL FURTHER ORDER OF THIS COURT. 3. WITHIN TWENTY DAYS OF THE DATE OF ENTRY OF THIS ORDER, DEFENDANT SHALL PROVIDE TO PLAINTIFFS' COUNSEL A DETAILED ACCOUNTING OF THE FINANCIAL AND OTHER CONTRIBUTIONS HE MADE TO THE PARTNERSHIP AND TO THE PARTNERSHIP PROPERTY THAT WAS LOCATED AT 2251 LEAGUE STREET, PHILADELPHIA (THE "LEAGUE STREET PROPERTY"), AS WELL AS A DETAILED ACCOUNTING OF THE LOCATION AND DISPOSITION OF THE PROCEEDS FROM THE SALE OF THE LEAGUE STREET PROPERTY. 4. WITHIN TWENTY DAYS OF THE DATE OF ENTRY OF THIS ORDER, PLAINTIFFS SHALL PROVIDE TO DEFENDANT'S COUNSEL A DETAILED ACCOUNTING OF THE FINANCIAL AND OTHER CONTRIBUTIONS SHE MADE TO THE PARTNERSHIP AND TO THE LEAGUE STREET PROPERTY. BY THE COURT: JUDGE MCINERNEY, 3/12/18.

**12-MAR-2018 14:43:05 NOTICE GIVEN UNDER RULE 236**

**12-MAR-2018**





**First Judicial District of Pennsylvania  
Trial Division-Civil**

NOTICE GIVEN ON 12-MAR-2018 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 12-MAR-2018.

19-MAR-2018 09:50:42 ENTRY OF APPEARANCE-CO COUNSEL 19-MAR-2018  
LUSSIER, MEREDITH L.

ENTRY OF APPEARANCE OF MEREDITH LYNDON LUSSIER AS CO-COUNSEL  
FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY  
ELIZABETH BROPHY)

21-MAR-2018 00:30:21 NOTICE GIVEN 21-MAR-2018

23-MAR-2018 11:51:41 CASE MGMT CONFERENCE COMPLETE 23-MAR-2018  
MCINERNEY, PATRICIA

23-MAR-2018 11:51:41 CASE MANAGEMENT ORDER ISSUED 23-MAR-2018

CASE MANAGEMENT ORDER, EXPEDITED TRACK NON-JURY - IT IS ORDERED  
THAT: 1) THE CASE MANAGEMENT AND TIME STANDARDS ADOPTED FOR  
COMMERCE PROGRAM, EXPEDITED TRACK CASES SHALL APPLY AND ARE  
INCORPORATED. 2) ALL DISCOVERY SHALL BE COMPLETED NOT LATER  
THAN 06-AUG-2018. 3) PLAINTIFF(S) SHALL IDENTIFY AND SUBMIT  
CURRICULUM VITAE AND EXPERT REPORTS FOR ALL EXPERT WITNESSES  
INTENDED TO TESTIFY AT TRIAL TO ALL OTHER PARTIES NOT LATER THAN  
06-AUG-2018. 4) DEFENDANT(S) AND ANY ADDITIONAL DEFENDANT(S) SHALL  
IDENTIFY AND SUBMIT CURRICULUM VITAE AND EXPERT REPORTS FOR ALL  
EXPERT WITNESSES INTENDED TO TESTIFY AT TRIAL TO ALL OTHER PARTIES  
NOT LATER THAN 04-SEP-2018. 5) ALL PRETRIAL MOTIONS (OTHER THAN  
MOTIONS IN LIMINE) SHALL BE FILED NOT LATER THAN 17-SEP-2018. 6) A  
SETTLEMENT CONFERENCE MAY BE SCHEDULED ANY TIME AFTER 05-NOV-  
2018. 7) A PRETRIAL CONFERENCE MAY BE SCHEDULED ANY TIME AFTER 03-  
DEC-2018. 9) IT IS EXPECTED THAT THE CASE WILL BE READY FOR TRIAL \$9,  
WHICH IS THE EARLIEST TRIAL DATE PURSUANT TO P.A.R.C.P. 212.1 AND  
COUNSEL SHOULD ANTICIPATE TRIAL TO BEGIN EXPEDITIOUSLY  
THEREAFTER. ALL COUNSEL ARE UNDER A CONTINUING OBLIGATION AND  
ARE HEREBY ORDERED TO SERVE A COPY OF THIS ORDER UPON ALL  
UNREPRESENTED PARTIES AND UPON ALL COUNSEL ENTERING AN  
APPEARANCE SUBSEQUENT TO THE ENTRY OF THIS ORDER. ... BY THE COURT  
PATRICIA MCINERNEY, J. 23-MAR-2018







**First Judicial District of Pennsylvania  
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23-MAR-2018 11:51:42	LISTED FOR SETTLEMENT CONF	23-MAR-2018
23-MAR-2018 11:51:42	LISTED FOR PRE-TRIAL CONF	23-MAR-2018
23-MAR-2018 11:51:42	LISTED FOR TRIAL	23-MAR-2018
23-MAR-2018 11:51:42	NOTICE GIVEN UNDER RULE 236	26-MAR-2018
	NOTICE GIVEN ON 26-MAR-2018 OF CASE MANAGEMENT ORDER ISSUED ENTERED ON 23-MAR-2018.	
29-MAR-2018 15:04:38	AMENDED COMPLAINT FILED	29-MAR-2018
	WAGNER, THOMAS P. AMENDED COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY(20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
03-APR-2018 13:08:41	PRELIM OBJECTIONS-MARKED MOOT	03-APR-2018
	24-18031424 AMENDED COMPLAINT FILED	
18-APR-2018 17:42:26	PRELIMINARY OBJECTIONS	19-APR-2018
	KENNY, THOMAS D. 08-18042408 PRELIMINARY OBJECTIONS TO PLAINTIFF'S AMENDED COMPLAINT FILED. RESPONSE DATE: 05/09/2018 (FILED ON BEHALF OF ALEXANDER BELFI)	
20-APR-2018 10:19:44	PETITION FOR CONTEMPT	20-APR-2018
	LUSSIER, MEREDITH L. 74-18042774 RESPONSE DATE 05/10/2018. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
07-MAY-2018 15:43:22	AMENDED COMPLAINT FILED	07-MAY-2018
	WAGNER, THOMAS P. SECOND AMENDED COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY(20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
10-MAY-2018 20:29:59	ANSWER (MOTION/PETITION) FILED	11-MAY-2018





**First Judicial District of Pennsylvania  
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**KENNY, THOMAS D.**

74-18042774 ANSWER IN OPPOSITION OF PETITION FOR CONTEMPT FILED.  
(FILED ON BEHALF OF ALEXANDER BELFI)

**11-MAY-2018 09:23:45 PRELIM OBJECTIONS-MARKED MOOT 11-MAY-2018**

08-18042408 SECOND AMENDED COMPLAINT FILED ON 5-7-18.

**14-MAY-2018 13:16:38 MOTION ASSIGNED 14-MAY-2018**

74-18042774 PETITION FOR CONTEMPT ASSIGNED TO JUDGE: MCINERNEY,  
PATRICIA . ON DATE: MAY 14, 2018

**15-MAY-2018 12:18:00 DISCOVERY HEARING REQST FILED 15-MAY-2018**

**LUSSIER, MEREDITH L.**

DISCOVERY HEARING REQUEST FILED IN RE: MOTION TO COMPEL ANSWERS  
AND PRODUCTION OF DOCUMENTS. HEARING SCHEDULED FOR: JUNE 05,  
2018 AT 09:30 IN ROOM 630 CITY HALL. (FILED ON BEHALF OF MARY  
ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP)

**16-MAY-2018 08:22:34 ORDER ENTERED/236 NOTICE GIVEN 16-MAY-2018**

**MCINERNEY, PATRICIA**

74-18042774 AND NOW, THIS 16TH DAY OF MAY, 2018, UPON CONSIDERATION  
OF PLAINTIFFS' PETITION FOR CONTEMPT AND DEFENDANT'S RESPONSE  
THERETO, IT IS HEREBY ORDERED THAT WITHIN TEN (10) DAYS OF THE  
DOCKETING OF THIS ORDER DEFENDANT SHALL: 1. PROVIDE THE SPECIFIC  
BACK UP DOCUMENTATION - INVOICES, RECEIPTS, CANCELLED CHECKS,  
ETC. - FOR THE CLAIMED EXPENDITURES FOR THE LEAGUE STREET  
PROPERTY, AND 2. THE LOCATION AND DISPOSITION OF THE PROCEEDS  
FROM THE LEAGUE STREET PROPERTY OR BE HELD IN CONTEMPT OF COURT.  
BY THE COURT: JUDGE MCINERNEY, 5/16/18.

**16-MAY-2018 08:22:35 NOTICE GIVEN UNDER RULE 236 16-MAY-2018**

NOTICE GIVEN ON 16-MAY-2018 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 16-MAY-2018.

**31-MAY-2018 08:25:56 ORDER ENTERED/236 NOTICE GIVEN 31-MAY-2018**

**MCINERNEY, PATRICIA**

AND NOW, THIS 30TH DAY OF MAY, 2018, UPON CONSIDERATION OF THE  
MOTION OF PLAINTIFF THAT DEFENDANT ALEX BELFI BE HELD IN  
CONTEMPT, IT IS ORDERED AS FOLLOWS: (1) A RULE IS ISSUED UPON  
DEFENDANT BELFI TO SHOW CAUSE WHY HE IS NOT IN VIOLATION OF THE





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COURT'S ORDERS OF MARCH 12, 2018 AND MAY 16, 2018. (2) A HEARING IS SCHEDULED FOR JUNE 7, 2018 AT 10:00 A.M. IN COURTROOM 630 CITY HALL, PHILADELPHIA, PA. BY THE COURT: JUDGE MCINERNEY, 5/30/18.

31-MAY-2018 08:25:57 NOTICE GIVEN UNDER RULE 236 31-MAY-2018

NOTICE GIVEN ON 31-MAY-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 31-MAY-2018.

31-MAY-2018 08:28:19 LISTED RULE RETURNABLE DATE 31-MAY-2018

04-JUN-2018 16:06:31 PRELIMINARY OBJECTIONS 05-JUN-2018  
KENNY, THOMAS D.

99-18060499 PRELIMINARY OBJECTIONS TO SECOND AMENDED COMPLAINT FILED. RESPONSE DATE: 06/25/2018 (FILED ON BEHALF OF ALEXANDER BELFI)

04-JUN-2018 17:26:59 DISCOVERY HEARING REQST FILED 05-JUN-2018  
LUSSIER, MEREDITH L.

DISCOVERY HEARING REQUEST FILED IN RE: MOTION TO COMPEL DEPOSITION. HEARING SCHEDULED FOR: JUNE 19, 2018 AT 09:30 IN ROOM 630 CITY HALL. (FILED ON BEHALF OF MARY ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP)

05-JUN-2018 15:58:46 ORDER ENTERED/236 NOTICE GIVEN 05-JUN-2018  
MCINERNEY, PATRICIA

AND NOW, THIS 5TH DAY OF JUNE, 2018, IT IS ORDERED THAT BANK ACCOUNT NUMBER 4110846902 AT ASPIRATION (RADIUS BANK) IS HEREBY FROZEN AND NO FUNDS IN EXCESS OF \$107,000. MAY BE WITHDRAWN FROM THIS ACCOUNT WITHOUT APPROVAL OF THIS COURT, WHICH APPLICATION MAY BE MADE BY LETTER WITH COPY TO ALL COUNSEL. BY THE COURT: JUDGE MCINERNEY, 6/5/18.

05-JUN-2018 15:58:47 NOTICE GIVEN UNDER RULE 236 06-JUN-2018

NOTICE GIVEN ON 06-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 05-JUN-2018.

07-JUN-2018 09:29:51 ORDER ENTERED/236 NOTICE GIVEN 07-JUN-2018  
MCINERNEY, PATRICIA

AND NOW, THIS 6TH DAY OF JUNE, 2018, IT IS ORDERED THAT BANK ACCOUNT NUMBER 4110846902 AT ASPIRATION (RADIUS BANK) IS HEREBY FROZEN. THERE ARE TO BE NO WITHDRAWALS BY ANYONE FROM THE





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ACCOUNT UNTIL THE COURT HAS DETERMINED TO ITS SATISFACTION THE FULL AMOUNT OF THE BALANCE IN THE ACCOUNT AT THIS TIME. THEREAFTER, THE COURT MAY AUTHORIZE WITHDRAWALS UPON FURTHER APPLICATION TO THE COURT. APPLICATIONS FOR THIS PURPOSE MAY BE ACCOMPLISHED BY LETTER WITH NOTICE TO OPPOSING COUNSEL. BY THE COURT: JUDGE MCINERNEY, 6/6/18.

07-JUN-2018 09:29:52 NOTICE GIVEN UNDER RULE 236 07-JUN-2018

NOTICE GIVEN ON 07-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 07-JUN-2018.

08-JUN-2018 14:58:01 ORDER ENTERED/236 NOTICE GIVEN 08-JUN-2018  
MCINERNEY, PATRICIA

IT IS ORDERED THAT THE CONTEMPT HEARING IN THIS MATTER IS CONTINUED TO JUNE 11, 2018 AT 10:00 A.M. IN COURTROOM 630 CITY HALL, AT WHICH TIME AND PLACE DEFENDANT SHALL SHOW CAUSE WHY HE IS NOT IN CONTEMPT OF THE COURT'S ORDERS OF MARCH 12, 2018, MAY 16, 2018 AND JUNE 7, 2018. ...BY THE COURT: MCINERNEY, S.J. 6-8-18

08-JUN-2018 14:58:02 NOTICE GIVEN UNDER RULE 236 11-JUN-2018

NOTICE GIVEN ON 11-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 08-JUN-2018.

08-JUN-2018 15:00:14 CASE RESCHEDULED BY COURT 08-JUN-2018  
MCINERNEY, PATRICIA

08-JUN-2018 15:00:48 LISTED RULE RETURNABLE DATE 08-JUN-2018

12-JUN-2018 09:21:20 PRELIM OBJECTIONS ASSIGNED 12-JUN-2018

99-18060499 PRELIMINARY OBJECTIONS ASSIGNED TO JUDGE: MCINERNEY, PATRICIA . ON DATE: JUNE 12, 2018

12-JUN-2018 09:24:12 ORDER ENTERED/236 NOTICE GIVEN 12-JUN-2018  
MCINERNEY, PATRICIA

99-18060499 & 74-18042774 AND NOW, THIS 12TH DAY OF JUNE, 2018, AFTER A CONTEMPT HEARING IN THIS MATTER OF THIS COURT'S ORDERS DATED MARCH 12, 2018, MAY 16, 2018 AND JUNE 7, 2018 WHERE TESTIMONY AND EXHIBITS WERE ACCEPTED BY THE COURT, IT HEREBY IS ORDERED THAT THE





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PETITION FOR CONTEMPT IS HELD OPEN UNTIL FURTHER ORDER OF THE COURT. (SEE ORDER) BY THE COURT: JUDGE MCINERNEY, 6/12/18.

12-JUN-2018 09:24:13 NOTICE GIVEN UNDER RULE 236 12-JUN-2018

NOTICE GIVEN ON 12-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 12-JUN-2018.

12-JUN-2018 09:24:21 REVISED CASE MGMT ORDER ISSUED 12-JUN-2018

REVISED CASE MANAGEMENT ORDER - Be advised that the Case Management Order issued for the above-captioned action has been revised as follows: All discovery shall be completed not later than 05-NOV-2018. Plaintiff shall submit expert reports not later than 05-NOV-2018. Defendant shall submit expert reports not later than 03-DEC-2018. All pre-trial motions other than motions in limine shall be filed not later than 17-DEC-2018. A settlement conference will be scheduled any time after 04-FEB-2019. A pre-trial conference will be scheduled at any time after 04-MAR-2019. It is expected that this case shall be ready for trial by 01-APR-2019. All other terms and conditions on the original Case Management Order will remain in full force and effect. ...BY THE COURT: PATRICIA MCINERNEY, J.

12-JUN-2018 09:24:22 NOTICE GIVEN UNDER RULE 236 12-JUN-2018

NOTICE GIVEN ON 12-JUN-2018 OF REVISED CASE MGMT ORDER ISSUED ENTERED ON 12-JUN-2018.

13-JUN-2018 08:33:39 ORDER ENTERED/236 NOTICE GIVEN 13-JUN-2018  
MCINERNEY, PATRICIA

74-18042774 AND NOW, THIS 12TH DAY OF JUNE, 2018, UPON CONSIDERATION OF DEFENDANT'S LETTER TO THIS COURT DATED JUNE 12, 2018 EXPRESSING CONCERN WITH PARAGRAPHS 4 AND 9 OF THIS COURT'S ORDER DATED JUNE 12, 2018, THE FOLLOWING CLARIFICATION IS MADE AND IT IS ORDERED AS FOLLOWS: DEFENDANT ALEXANDER BELFI SHALL WITHDRAW \$10,000 ONLY FROM THE VANGUARD IRA AS REPRESENTED TO THE COURT ON JUNE 11, 2018. THOSE FUNDS SHALL BE DEPOSITED INTO, AND THE RESULTING FUNDS HELD IN KENNY, BURNS AND MCGILL'S ATTORNEYS' IOLTA ACCOUNT UNTIL FURTHER ORDER OF THIS COURT WITHIN TEN (10) DAYS FROM THE DATE OF THIS ORDER. ONCE THOSE FUNDS ARE WITHDRAWN, THE ACCOUNT SHALL BE FROZEN AND DEFENDANT BELFI SHALL NOT MAKE ANY WITHDRAWALS FROM THIS ACCOUNT UNTIL FURTHER ORDER OF THIS COURT. BY THE COURT: JUDGE MCINERNEY, S.J., 6/12/18.

13-JUN-2018 08:33:40 NOTICE GIVEN UNDER RULE 236 13-JUN-2018





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NOTICE GIVEN ON 13-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 13-JUN-2018.

22-JUN-2018 23:34:15 ANSWER TO COMPLAINT FILED

25-JUN-2018  
KENNY, THOMAS D.

ANSWER WITH NEW MATTER TO PLAINTIFF'S AMENDED COMPLAINT FILED.  
(FILED ON BEHALF OF ALEXANDER BELFI)

26-JUN-2018 13:29:44 ORDER ENTERED/236 NOTICE GIVEN

26-JUN-2018  
MCINERNEY, PATRICIA

AND NOW, THIS 26TH DAY OF JUNE, 2018, UPON CONSIDERATION OF  
PLAINTIFFS' LETTER TO THIS COURT DATED JUNE 13, 2018, IT IS ORDERED AS  
FOLLOWS: 1. DEFENDANT SHALL WITHDRAW \$10,000 ONLY FROM  
VANGUARD IRA ACCOUNT NUMBER 59842605. THOSE FUNDS SHALL BE  
DEPOSITED INTO, AND THE RESULTING FUNDS HELD IN KENNY, BURNS AND  
MCGILL'S ATTORNEYS' IOLTA ACCOUNT UNTIL FURTHER ORDER OF THIS  
COURT WITHIN TEN (10) DAYS FROM THE DATE OF THIS ORDER. ONCE  
THOSE FUNDS ARE WITHDRAWN, VANGUARD IRA ACCOUNT NUMBER  
59842605 SHALL BE FROZEN AND DEFENDANT SHALL NOT MAKE ANY  
WITHDRAWALS FROM EITHER ACCOUNT UNTIL FURTHER ORDER OF THIS  
COURT. 2. VANGUARD IRA ACCOUNT NUMBER 24225938 SHALL BE FROZEN  
AND DEFENDANT SHALL NOT MAKE ANY WITHDRAWALS FROM THIS  
ACCOUNT UNTIL FURTHER ORDER OF THIS COURT. 3. ANY AND ALL BANK  
ACCOUNTS AND INVESTMENT ACCOUNTS AS IDENTIFIED BY DEFENDANT,  
PURSUANT TO PARAGRAPH 6 OF THIS COURT'S JUNE 12, 2018 ORDER, SHALL  
BE FROZEN AND DEFENDANT SHALL NOT MAKE ANY WITHDRAWALS FROM  
THE IDENTIFIED ACCOUNTS UNTIL FURTHER ORDER OF THIS COURT. 4.  
DEFENDANT SHALL PROVIDE PLAINTIFFS WITH A LIST OF ANY AND ALL  
BANK ACCOUNTS AND INVESTMENT ACCOUNTS AND DISCLOSE THE  
BALANCE OF EACH ACCOUNT WITHIN TEN (10) DAYS FROM THE DATE OF  
THIS ORDER. BY THE COURT: JUDGE MCINERNEY, 6/26/18.

26-JUN-2018 13:29:45 NOTICE GIVEN UNDER RULE 236

26-JUN-2018

NOTICE GIVEN ON 26-JUN-2018 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 26-JUN-2018.

27-JUN-2018 16:04:06 PRAECIPE-ATTACH VERIFICATION

27-JUN-2018  
KENNY, THOMAS D.

PRAECIPE TO SUBSTITUTE/ATTACH VERIFICATION FILED. (FILED ON BEHALF  
OF ALEXANDER BELFI)





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10-JUL-2018 12:25:27	<b>CERTIFICATION FILED</b>  CERTIFICATE PREREQUISITE TO SERVICE OF SUBPOENAS PURSUANT TO RULE 4009.22 FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	10-JUL-2018 <b>LUSSIER, MEREDITH L.</b>
12-JUL-2018 15:03:59	<b>REPLY TO NEW MATTER</b>  REPLY TO NEW MATTER OF ALEXANDER BELFI FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	12-JUL-2018 <b>LUSSIER, MEREDITH L.</b>
27-JUL-2018 14:13:56	<b>PETITION FOR CONTEMPT</b>  58-18073458 RESPONSE DATE 08/16/2018. (FILED ON BEHALF OF MARY ELIZABETH BROPHY)	27-JUL-2018 <b>LUSSIER, MEREDITH L.</b>
10-AUG-2018 10:03:03	<b>DISCOVERY HEARING REQST FILED</b>  DISCOVERY HEARING REQUEST FILED IN RE: MOTION TO COMPEL DEPOSITION. HEARING SCHEDULED FOR: AUGUST 21, 2018 AT 09:30 IN ROOM 630 CITY HALL. (FILED ON BEHALF OF MARY ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP)	10-AUG-2018 <b>LUSSIER, MEREDITH L.</b>
10-AUG-2018 10:09:07	<b>DISCOVERY HEARING REQST FILED</b>  DISCOVERY HEARING REQUEST FILED IN RE: MOTION TO COMPEL ANSWERS AND PRODUCTION OF DOCUMENTS. HEARING SCHEDULED FOR: AUGUST 21, 2018 AT 09:30 IN ROOM 630 CITY HALL. (FILED ON BEHALF OF MARY ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP)	10-AUG-2018 <b>LUSSIER, MEREDITH L.</b>
17-AUG-2018 09:19:02	<b>ANSWER (MOTION/PETITION) FILED</b>  58-18073458 ANSWER IN OPPOSITION OF PETITION FOR CONTEMPT FILED. (FILED ON BEHALF OF ALEXANDER BELFI)	17-AUG-2018 <b>KENNY, THOMAS D.</b>
20-AUG-2018 11:06:05	<b>MOTION ASSIGNED</b>  58-18073458 PETITION FOR CONTEMPT ASSIGNED TO JUDGE: PADILLA, NINA W. . ON DATE: AUGUST 20, 2018	20-AUG-2018
21-AUG-2018 11:46:48	<b>ORDER ENTERED/236 NOTICE GIVEN</b>  UPON CONSIDERATION OF THE MOTION OF PLAINTIFF'S, MARY ELIZABETH BROPHY AND MARY ELIZABETH BROPHY AS THE MANAGING PARTNER OF AND TRADING AS LEAGUE STREET PARTNERSHIP, TO COMPEL DEFENDANTS	21-AUG-2018 <b>PADILLA, NINA W.</b>





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DISCOVERY RESPONSES, AND ANY RESPONSE THERETO, IT IS ORDERED AND DECREED THAT PLAINTIFFS ' MOTION IS GRANTED. IT IS FURTHER ORDERED AND DECREED THAT DEFENDANT, ALEXANDER BELFI SHALL PROVIDE FULL, COMPLETE, AND VERIFIED RESPONSES TO PLAINTIFFS ' SUPPLEMENTAL INTERROGATORIES, EXPERT INTERROGATORIES, AND SUPPLEMENTAL REQUEST FOR PRODUCTION OF DOCUMENTS WITHIN 20 DAYS FROM THE DATE OF THIS ORDER OR SUFFER SANCTIONS UPON FURTHER APPLICATION TO THE COURT. ....BY THE COURT: PADILLA, J. 8/21/18

21-AUG-2018 11:46:49 NOTICE GIVEN UNDER RULE 236

21-AUG-2018

NOTICE GIVEN ON 21-AUG-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 21-AUG-2018.

21-AUG-2018 12:43:43 ORDER ENTERED/236 NOTICE GIVEN

21-AUG-2018

PADILLA, NINA W.

UPON CONSIDERATION OF THE MOTION OF PLAINTIFFS, MARY ELIZABETH BROPHY AND MARY ELIZABETH BROPHY AS THE MANAGING PARTNER OF AND TRADING AS LEAGUE STREET PARTNERSHIP, TO COMPEL DEFENDANT'S DEPOSITION, AND ANY RESPONSE THERETO, IT IS ORDERED AND DECREED THAT PLAINTIFFS ' MOTION IS GRANTED. IT IS FURTHER ORDERED AND DECREED THAT DEFENDANT, ALEXANDER BELFI SHALL APPEAR FOR DEPOSITION AT THE LAW OFFICES OF PLAINTIFFS COUNSEL LOCATED AT 2000 MARKET STREET, PHILADELPHIA, PA 19103, WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS ORDER OR RISK THE ENTRY OF SANCTIONS UPON FURTHER APPLICATION TO THE COURT AND PLAINTIFF TO APPEAR (AFTER BELFI'S DEPOSITION) WITHIN 45 DAYS OF THE DATE OF THIS ORDER. ....BY THE COURT: PADILLA, J. 8/21/18

21-AUG-2018 12:43:44 NOTICE GIVEN UNDER RULE 236

21-AUG-2018

NOTICE GIVEN ON 21-AUG-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 21-AUG-2018.

28-AUG-2018 13:59:38 ORDER ENTERED/236 NOTICE GIVEN

28-AUG-2018

PADILLA, NINA W.

58-18073458 AND NOW, THIS 28TH DAY OF AUGUST, 2018, UPON CONSIDERATION OF THE SECOND PETITION FOR CONTEMPT OF PLAINTIFFS MARY ELIZABETH BROPHY, IN HER INDIVIDUAL CAPACITY, AND MARY ELIZABETH BROPHY, AS THE MANAGING PARTNER OF AND TRADING AS LEAGUE STREET PARTNERSHIP, AGAINST DEFENDANT ALEXANDER BELFI, AND ANY RESPONSE THERETO, IT IS HEREBY ORDERED AND DECREED THAT







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1. A RULE IS ISSUED UPON RESPONDENT TO SHOW CAUSE WHY PETITIONER IS NOT ENTITLED TO THE RELIEF REQUESTED; AND, 2. A HEARING IS SCHEDULED FOR SEPTEMBER 26, 2018 AT 10:00 A.M. IN COURTROOM 630, CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE PADILLA, 8/28/18.

28-AUG-2018 13:59:39 NOTICE GIVEN UNDER RULE 236 29-AUG-2018

NOTICE GIVEN ON 29-AUG-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 28-AUG-2018.

28-AUG-2018 14:02:44 MOTION HEARING SCHEDULED 28-AUG-2018

58-18073458 SECOND PETITION FOR CONTEMPT IS SCHEDULED FOR 9/26/18 AT 10:00 A.M. IN COURTROOM 630 CITY HALL.

28-AUG-2018 14:03:48 MOTION HEARING SCHEDULED 28-AUG-2018

71-18083171 PETITION TO WITHDRAW AS COUNSEL IS SCHEDULED FOR 9/12/18 AT 10:00 A.M. IN COURTROOM 630 CITY HALL.

28-AUG-2018 14:04:58 OTHER EVENT CANCELLED 28-AUG-2018

MOTION TO WITHDRAW APPEARANCE SCHEDULE IN INCORRECT CASE.  
RCP/CAO

30-AUG-2018 00:30:06 NOTICE GIVEN 30-AUG-2018

12-SEP-2018 09:19:10 ORDER ENTERED/236 NOTICE GIVEN 12-SEP-2018  
PADILLA, NINA W.

58-18073458 AND NOW, THIS 11TH DAY OF SEPTEMBER, 2018, UPON CONSIDERATION OF THE SECOND PETITION FOR CONTEMPT OF PLAINTIFFS ON JULY 27TH AND THE RESPONSE THERETO: A RULE IS ISSUED UPON RESPONDENT TO SHOW CAUSE WHY PETITIONER IS NOT ENTITLED TO THE RELIEF REQUESTED; AND, A HEARING IS SCHEDULED FOR SEPTEMBER 27, 2018 AT 10:00 A.M. IN COURTROOM 630, CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE PADILLA, 9/11/18.

12-SEP-2018 09:19:11 NOTICE GIVEN UNDER RULE 236 12-SEP-2018

NOTICE GIVEN ON 12-SEP-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 12-SEP-2018.

12-SEP-2018 09:26:38 MOTION HEARING RESCHEDULED





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PADILLA, NINA W.

12-SEP-2018 09:27:49      MOTION HEARING SCHEDULED      12-SEP-2018

58-18073458 PETITION FOR CONTEMPT IS SCHEDULED FOR 9/27/18 AT 10:00 A.M. IN COURTROOM 630 CITY HALL.

14-SEP-2018 00:30:06      NOTICE GIVEN      14-SEP-2018

28-SEP-2018 13:24:46      ORDER ENTERED/236 NOTICE GIVEN      28-SEP-2018  
PADILLA, NINA W.

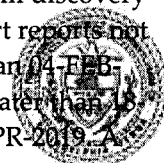
58-18073458 AND NOW, THIS 27TH DAY OF SEPTEMBER, 2018, UPON CONSIDERATION OF THE SECOND PETITION FOR CONTEMPT FILED ON BEHALF OF PLAINTIFFS ON JULY 27, 2018 AND THE RESPONSE THERETO, AND FOLLOWING A COURT CONFERENCE REGARDING THE SAME: 1) DEFENDANT SHALL HAVE SEVEN (7) DAYS TO SUBMIT A LETTER BRIEF TO CHAMBERS ON THE ISSUE OF ANY POTENTIAL CONFLICT OF INTEREST BORNE OUT OF A PURPORTED ATTORNEY CLIENT RELATIONSHIP BETWEEN DEFENDANT AND THOMAS BROPHY, ESQUIRE. SAID LETTER BRIEF SHALL BE COPIED TO OPPOSING COUNSEL; THEREAFTER, PLAINTIFF SHALL HAVE SEVEN (7) DAYS TO FILE A LETTER BRIEF IN RESPONSE. SAID LETTER BRIEF SHALL BE COPIED TO OPPOSING COUNSEL. 2) UPON CONSIDERATION OF THE AFOREMENTIONED LETTER BRIEFS, THE COURT WILL SCHEDULE A CONFERENCE WITH THE PARTIES. 3) ALL DEADLINES IN THE REVISED CASE MANAGEMENT ORDER ISSUED JUNE 12, 2018 ARE HEREBY EXTENDED BY SIXTY (60) DAYS. BY THE COURT: JUDGE PADILLA, 9/27/18.

28-SEP-2018 13:24:47      NOTICE GIVEN UNDER RULE 236      28-SEP-2018

NOTICE GIVEN ON 28-SEP-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 28-SEP-2018.

28-SEP-2018 13:25:05      REVISED CASE MGMT ORDER ISSUED      28-SEP-2018

REVISED CASE MANAGEMENT ORDER - Be advised that the Case Management Order issued for the above-captioned action has been revised as follows: All discovery shall be completed not later than 07-JAN-2019. Plaintiff shall submit expert reports not later than 07-JAN-2019. Defendant shall submit expert reports not later than 14-FEB-2019. All pre-trial motions other than motions in limine shall be filed not later than 18-FEB-2019. A settlement conference will be scheduled any time after 01-APR-2019. A





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pre-trial conference will be scheduled at any time after 06-MAY-2019. It is expected that this case shall be ready for trial by 03-JUN-2019. All other terms and conditions on the original Case Management Order will remain in full force and effect. ...BY THE COURT: NINA W. PADILLA, J.

28-SEP-2018 13:25:06 NOTICE GIVEN UNDER RULE 236 28-SEP-2018

NOTICE GIVEN ON 28-SEP-2018 OF REVISED CASE MGMT ORDER ISSUED ENTERED ON 28-SEP-2018.

26-OCT-2018 14:21:31 ORDER ENTERED/236 NOTICE GIVEN 26-OCT-2018  
PADILLA, NINA W.

58-18073458 AND NOW, THIS 26TH DAY OF OCTOBER, 2018, UPON CONSIDERATION OF THE LETTER BRIEFS TIMELY SUBMITTED TO CHAMBERS ON BEHALF OF THE PARTIES PURSUANT TO AN ORDER ENTERED BY THIS COURT ON SEPTEMBER 27, 2018: 1) THE DEFENDANT, ALEXANDER BELFI, SHALL HAVE SEVEN (7) DAYS TO FILE THE APPROPRIATE MOTION ON THE ISSUE OF ANY POTENTIAL CONFLICT OF INTEREST BORNE OUT OF A PURPORTED ATTORNEY CLIENT RELATIONSHIP BETWEEN THE DEFENDANT AND THOMAS BROPHY, ESQUIRE: THEREAFTER, THE PLAINTIFFS SHALL HAVE SEVEN (7) DAYS TO FILE A RESPONSE THERETO. 2) AN ORAL ARGUMENT IS HEREBY SCHEDULED FOR NOVEMBER 13, 2018 AT 10:30 A.M. IN COURTROOM 630, CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE PADILLA, 10/26/18.

26-OCT-2018 14:21:32 NOTICE GIVEN UNDER RULE 236 26-OCT-2018

NOTICE GIVEN ON 26-OCT-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 26-OCT-2018.

02-NOV-2018 21:46:01 MOTION TO DISQUALIFY COUNSEL 05-NOV-2018  
KENNY, THOMAS D.

26-18110426 RESPONSE DATE 11/26/2018. (FILED ON BEHALF OF ALEXANDER BELFI)

06-NOV-2018 16:28:44 PRAECIPE TO SUPPL/ATTACH FILED 07-NOV-2018  
KENNY, THOMAS D.

26-18110426 PRAECIPE TO SUPPLEMENT/ATTACH RE: MOTION TO DISQUALIFY COUNSEL FILED. (FILED ON BEHALF OF ALEXANDER BELFI)

09-NOV-2018 15:21:12 ANSWER (MOTION/PETITION) FILED 09-NOV-2018  
WAGNER, THOMAS D.

26-18110426 ANSWER IN OPPOSITION OF MOTION TO DISQUALIFY COUNSEL FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY





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28-NOV-2018 14:11:07 ELIZABETH BROPHY)  
MOTION ASSIGNED 28-NOV-2018

26-18110426 MOTION TO DISQUALIFY COUNSEL ASSIGNED TO JUDGE:  
PADILLA, NINA W. . ON DATE: NOVEMBER 28, 2018

10-JAN-2019 13:02:28 ORDER ENTERED/236 NOTICE GIVEN 10-JAN-2019  
PADILLA, NINA W.

26-18110426 AND NOW, THIS 10TH DAY OF JANUARY, 2019, UPON  
CONSIDERATION OF THE MOTION TO DISQUALIFY COUNSEL FILED ON  
BEHALF OF DEFENDANT ALEXANDER BELFI, AND THE ANSWER IN  
OPPOSITION OF MOTION TO DISQUALIFY COUNSEL FILED ON BEHALF OF  
PLAINTIFFS MARY ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP,  
AND FOLLOWING AN OPPORTUNITY TO BE HEARD REGARDING THE SAME, IT  
IS HEREBY ORDERED AND DECREED THAT THE MOTION IS DENIED. (SEE  
FOOTNOTE 1) BY THE COURT: JUDGE PADILLA, 1/10/19.

10-JAN-2019 13:02:29 NOTICE GIVEN UNDER RULE 236 10-JAN-2019

NOTICE GIVEN ON 10-JAN-2019 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 10-JAN-2019.

15-JAN-2019 15:22:14 ORDER ENTERED/236 NOTICE GIVEN 15-JAN-2019  
PADILLA, NINA W.

58-18073458 AND NOW, THIS 15TH DAY OF JANUARY, 2019, UPON  
CONSIDERATION OF THE SECOND PETITION FOR CONTEMPT FILED ON  
BEHALF OF PLAINTIFFS ON JULY 27, 2018 AND THE RESPONSE THERETO: A  
RULE IS HEREBY ISSUED UPON RESPONDENT TO SHOW CAUSE WHY PETITION  
IS NOT ENTITLED TO THE RELIEF REQUESTED; AND, A RULE RETURNABLE  
HEARING IS HEREBY SCHEDULED FOR JANUARY 29, 2019, IN COURTROOM 630,  
CITY HALL, PHILADELPHIA, PA 19107 AT 11:00 A.M. BY THE COURT: JUDGE  
PADILLA, 1/15/19.

15-JAN-2019 15:22:15 NOTICE GIVEN UNDER RULE 236 16-JAN-2019

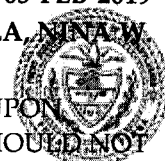
NOTICE GIVEN ON 16-JAN-2019 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 15-JAN-2019.

15-JAN-2019 15:24:57 MOTION HEARING SCHEDULED 15-JAN-2019

58-18073458 SECOND PETITION FOR CONTEMPT IS SCHEDULED FOR 1/29/19 AT  
11:00 A.M. IN COURTROOM 630 CITY HALL.

17-JAN-2019 00:30:08 NOTICE GIVEN 17-JAN-2019

24-JAN-2019 14:18:44	ORDER ENTERED/236 NOTICE GIVEN	24-JAN-2019 PADILLA, NINA W.
	58-18073458 AND NOW, THIS 24TH DAY OF JANUARY, 2019, UPON CONSIDERATION OF THE CONTINUANCE REQUEST OF THOMAS KENNEY, ESQ., OF THE RULE HEARING SCHEDULED JANUARY 29, 2019, IS HEREBY GRANTED. RULE IS RESCHEDULED TO THURSDAY, FEBRUARY 14, 2019 AT 11:00 A.M. IN COURTROOM 630, CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE PADILLA, 1/24/19.	
24-JAN-2019 14:18:45	NOTICE GIVEN UNDER RULE 236	25-JAN-2019
	NOTICE GIVEN ON 25-JAN-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 24-JAN-2019.	
24-JAN-2019 14:20:42	MOTION HEARING RESCHEDULED	24-JAN-2019 PADILLA, NINA W.
24-JAN-2019 14:21:22	MOTION HEARING SCHEDULED	24-JAN-2019
	58-18073458 PETITION FOR CONTEMPT IS RESCHEDULED TO 2/14/19 AT 11:00 AM IN COURTROOM 630 CITY HALL.	
26-JAN-2019 00:30:04	NOTICE GIVEN	26-JAN-2019
05-FEB-2019 11:17:43	MOTION TO WITHDRAW APPEARANCE	05-FEB-2019 KENNY, THOMAS D.
	58-19020758 MOTION TO WITHDRAW APPEARANCE (FILED ON BEHALF OF ALEXANDER BELFI)	
05-FEB-2019 11:41:51	MOTION ASSIGNED	05-FEB-2019
	58-19020758 MOTION TO WITHDRAW APPEARANCE ASSIGNED TO JUDGE: PADILLA, NINA W. . ON DATE: FEBRUARY 05, 2019	
05-FEB-2019 15:04:18	ORDER ENTERED/236 NOTICE GIVEN	05-FEB-2019 PADILLA, NINA W.
	58-19020758 AND NOW, THIS 5TH DAY OF FEBRUARY, 2019, UPON CONSIDERATION OF THE WITHIN MOTION, A RULE IS GRANTED UPON COUNSEL FOR PLAINTIFF TO SHOW CAUSE WHY SAID MOTION SHOULD NOT	





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BE GRANTED. RULE RETURNABLE THE 28TH DAY OF FEBRUARY, 2019, IN COURTROOM 630 OF THE PHILADELPHIA COUNTY COURTHOUSE, CITY HALL, PHILADELPHIA, PA AT 10:30 A.M. BY THE COURT: JUDGE PADILLA, 2/5/19.

05-FEB-2019 15:04:19 NOTICE GIVEN UNDER RULE 236 05-FEB-2019

NOTICE GIVEN ON 05-FEB-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 05-FEB-2019.

05-FEB-2019 15:06:54 MOTION HEARING SCHEDULED 05-FEB-2019

58-19020758 MOTION TO WITHDRAW APPEARANCE IS LISTED FOR 2/28/19 AT 10:30 A.M. IN COURTROOM 630 CITY HALL.

07-FEB-2019 00:30:03 NOTICE GIVEN 07-FEB-2019

13-FEB-2019 11:04:16 AFFIDAVIT OF SERVICE FILED 13-FEB-2019  
KENNY, THOMAS D.

AFFIDAVIT OF SERVICE OF MOTION TO WITHDRAW AS COUNSEL UPON ALEXANDER BELFI BY CERTIFIED MAIL, FIRST CLASS REGULAR MAIL ON 02/08/2019 FILED. (FILED ON BEHALF OF ALEXANDER BELFI)

28-FEB-2019 08:40:23 ORDER ENTERED/236 NOTICE GIVEN 28-FEB-2019  
PADILLA, NINA W.

58-19020758 AND NOW, THIS 27TH DAY OF FEBRUARY, 2019, MOTION HEARING SCHEDULED THURSDAY, FEBRUARY 28, 2019 AT 10:30 AM IS HEREBY RESCHEDULED FOR FRIDAY, MARCH 22, 2019 AT 10:00 A.M. IN COURTROOM 630 CITY HALL, PHILADELPHIA, PA 19107. BY THE COURT: JUDGE PADILLA, 2/27/19.

28-FEB-2019 08:40:24 NOTICE GIVEN UNDER RULE 236 28-FEB-2019

NOTICE GIVEN ON 28-FEB-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 28-FEB-2019.

28-FEB-2019 08:41:57 MOTION HEARING RESCHEDULED 28-FEB-2019  
PADILLA, NINA W.

28-FEB-2019 08:42:42 MOTION HEARING SCHEDULED 28-FEB-2019

58-19020758 MOTION TO WITHDRAW APPEARANCE IS RESCHEDULED TO MARCH 22, 2019 AT 10:00 A.M. IN COURTROOM 630 CITY HALL.





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02-MAR-2019 00:30:06 NOTICE GIVEN

02-MAR-2019

05-MAR-2019 10:07:34 PRAECIPE TO SUPPL/ATTACH FILED

05-MAR-2019

WAGNER, THOMAS P.

58-18073458 PROPOSED ORDER RE: PETITION FOR CONTEMPT FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)

06-MAR-2019 09:08:14 ORDER ENTERED/236 NOTICE GIVEN

06-MAR-2019

PADILLA, NINA W.

58-18073458 IT IS HEREBY ORDERED THAT IN THE EVENT OF A FORECLOSURE SALE OF THE REAL PROPERTY LOCATED AT 1502 EAST MOYAMENSING AVENUE, DEFENDANT BELFI IS REQUIRED TO PAY ANY NET PROCEEDS RESULTING FROM THAT SALE TO HIS ATTORNEYS, KENNY, BURNS, & MCGILL, AND THE RESULTING FUNDS SHALL BE HELD IN THE ATTORNEYS'S IOLTA ACCOUNT PENDING FURTHER ORDER OF THIS COURT. DEFENDANT BELFI SHALL ALSO PROVIDE HIS ATTORNEYS WITH A COPY OF THIE HUD-1 FORM FROM THE FORECLOSURE SALE CLOSING. UPON RECEIPT OF THE FUNDS AND THE HUD-1 ORDER, DEFENDANT'S COUNSEL SHALL PROVIDE THE HUD-1 FORM AND NOTICE TO PLAINTIFFS' COUNSEL. BY THE COURT: JUDGE PADILLA, 3/5/19.

06-MAR-2019 09:08:15 NOTICE GIVEN UNDER RULE 236

06-MAR-2019

NOTICE GIVEN ON 06-MAR-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 06-MAR-2019.

26-MAR-2019 15:22:17 ORDER ENTERED/236 NOTICE GIVEN

26-MAR-2019

PADILLA, NINA W.

58-19020758 AND NOW, THIS 22ND DAY OF MARCH, 2019, UPON CONSIDERATION OF THE MOTION TO WITHDRAW APPEARANCE AS COUNSEL FILED ON BEHALF OF THOMAS D. KENNEY, COUNSEL FOR DEFENDANT ALEXANDER BELFI, AND FOLLOWING AN OPPORTUNITY TO BE HEARD REGARDING THE SAME, IT IS HEREBY ORDERED AND DECREED THAT THE MOTION IS GRANTED. IT IS FURTHER ORDERED AND DECREED THAT THIS MATTER IS STAYED FOR THIRTY (30) DAYS SO THAT DEFENDANT ALEXANDER BELFI MAY OBTAIN NEW COUNSEL. BY THE COURT: JUDGE PADILLA, 3/22/19.

26-MAR-2019 15:22:18 NOTICE GIVEN UNDER RULE 236

27-MAR-2019

NOTICE GIVEN ON 27-MAR-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 26-MAR-2019.





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28-JUN-2019 14:36:04	ORDER ENTERED/236 NOTICE GIVEN	28-JUN-2019 PADILLA, NINA W.
	AND NOW, THIS 28TH DAY OF JUNE, 2019, IT IS HEREBY ORDERED AND DECREED THAT A PRETRIAL CONFERENCE IS TO BE CONDUCTED ON SEPTEMBER 3, 2019, AT 10:00 A.M. IN COURTROOM 630 CITY HALL, PHILADELPHIA, PA. THE PETITION FOR CONTEMPT UNDER CONTROL NUMBER 18073458 WILL BE RESOLVED AT TRIAL. BY THE COURT: JUDGE PADILLA, 6/28/19.	
28-JUN-2019 14:38:17	OTHER EVENT CANCELLED	28-JUN-2019
28-JUN-2019 14:38:25	WAITING TO LIST PRE-TRIAL CONF	28-JUN-2019 PADILLA, NINA W.
28-JUN-2019 14:38:54	LISTED FOR PRE-TRIAL CONF	28-JUN-2019
02-JUL-2019 00:30:03	NOTICE GIVEN	02-JUL-2019
17-JUL-2019 14:45:46	MOTION FOR SUMMARY JUDGMENT	17-JUL-2019 BELFI, ALEX
	42-19071742 RESPONSE DATE 08/16/2019. (FILED ON BEHALF OF ALEX BELFI AND ALEXANDER BELFI)	
19-JUL-2019 00:30:03	NOTICE GIVEN	19-JUL-2019
15-AUG-2019 11:46:26	ANSWER (MOTION/PETITION) FILED	15-AUG-2019 WAGNER, THOMAS P.
	42-19071742 ANSWER IN OPPOSITION OF MOTION FOR SUMMARY JUDGMENT FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
15-AUG-2019 12:13:22	MOTION FOR SUMMARY JUDGMENT	15-AUG-2019 WAGNER, THOMAS P.
	62-19082062 RESPONSE DATE 09/16/2019. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
20-AUG-2019 09:42:15	MOTION RESPONSE DATE UPDATED	20-AUG-2019







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42-19071742 MOTION FOR SUMMARY JUDGMENT MOTION RESPONSE DATE  
UPDATED TO 09/16/2019.

30-AUG-2019 01:29:39 **ANSWER (MOTION/PETITION) FILED** 30-AUG-2019  
BELFI, ALEX

62-19082062 ANSWER IN OPPOSITION OF MOTION FOR SUMMARY JUDGMENT  
FILED. (FILED ON BEHALF OF ALEXANDER BELFI)

04-SEP-2019 01:15:14 **DISCOVERY HEARING REQST FILED** 04-SEP-2019  
BELFI, ALEX

DISCOVERY HEARING REQUEST FILED IN RE: MOTION FOR SANCTIONS.  
HEARING SCHEDULED FOR: SEPTEMBER 17, 2019 AT 09:30 IN ROOM 630 CITY  
HALL. (FILED ON BEHALF OF ALEXANDER BELFI)

18-SEP-2019 15:25:05 **MOTION ASSIGNED** 18-SEP-2019

62-19082062 MOTION FOR SUMMARY JUDGMENT ASSIGNED TO JUDGE:  
PADILLA, NINA W. . ON DATE: SEPTEMBER 18, 2019

18-SEP-2019 15:32:45 **MOTION ASSIGNED** 18-SEP-2019

42-19071742 MOTION FOR SUMMARY JUDGMENT ASSIGNED TO JUDGE:  
PADILLA, NINA W. . ON DATE: SEPTEMBER 18, 2019

19-SEP-2019 11:21:32 **ORDER ENTERED/236 NOTICE GIVEN** 19-SEP-2019  
PADILLA, NINA W.

UPON CONSIDERATION OF THE MOTION FOR SANCTIONS FILED BY  
DEFENDANT ALEXANDER BELFI, AND ANY RESPONSE THERETO, IT IS HEREBY  
ORDERED DAN DECREED THAT THE MOTION IS DENIED. ....BY THE COURT:  
PADILLA, J. 9/17/19

19-SEP-2019 11:21:33 **NOTICE GIVEN UNDER RULE 236** 19-SEP-2019

NOTICE GIVEN ON 19-SEP-2019 OF ORDER ENTERED/236 NOTICE GIVEN  
ENTERED ON 19-SEP-2019.

23-SEP-2019 10:27:40 **MOT-CERTFY ORDER INTERLOC APPL** 23-SEP-2019  
BELFI, ALEXANDER

76-19095276 MOTION TO CERTIFY ORDER FOR INTERLOCUTORY APPEAL  
FILED.

23-SEP-2019 11:05:06 **MOTION ASSIGNED**

76-19095276 MOT-CERTFY ORDER INTERLOC APPL ASSIGNED TO JUDGE





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26-SEP-2019 11:25:10	PADILLA, NINA W. . ON DATE: SEPTEMBER 23, 2019 <b>ORDER ENTERED/236 NOTICE GIVEN</b>	26-SEP-2019 <b>PADILLA, NINA W.</b>
	76-19095276 AND NOW, THIS 26TH DAY OF SEPTEMBER, 2019, UPON CONSIDERATION OF THE MOTION TO CERTIFY THIS COURT'S ORDER DOCKETED SEPTEMBER 19TH FOR INTERLOCUTORY APPEAL FILED BY DEFENDANT ALEXANDER BELFI, AND ANY RESPONSES THERETO, IT IS HEREBY ORDERED AND DECREED THAT THE MOTION IS DENIED. (SEE FOOTNOTE 1) BY THE COURT: JUDGE PADILLA, 9/26/19.	
26-SEP-2019 11:25:11	<b>NOTICE GIVEN UNDER RULE 236</b>	26-SEP-2019
	NOTICE GIVEN ON 26-SEP-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 26-SEP-2019.	
30-SEP-2019 10:04:30	<b>ORDER ENTERED/236 NOTICE GIVEN</b>	30-SEP-2019 <b>PADILLA, NINA W.</b>
	AND NOW, THIS 27TH DAY OF SEPTEMBER, 2019, IT IS HEREBY ORDERED AND DECREED THAT A PRETRIAL CONFERENCE IS TO BE CONDUCTED ON OCTOBER 22, 2019 AT 11:00 A.M. IN COURTROOM 630, CITY HALL, PHILADELPHIA, PA. THE PETITION FOR CONTEMPT UNDER CONTROL NUMBER 18073458 WILL BE RESOLVED AT TRIAL. BY THE COURT: JUDGE PADILLA, 9/27/19.	
30-SEP-2019 10:04:31	<b>NOTICE GIVEN UNDER RULE 236</b>	30-SEP-2019
	NOTICE GIVEN ON 30-SEP-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 30-SEP-2019.	
30-SEP-2019 10:05:51	<b>WAITING TO LIST PRE-TRIAL CONF</b>	30-SEP-2019 <b>PADILLA, NINA W.</b>
30-SEP-2019 10:06:21	<b>LISTED FOR PRE-TRIAL CONF</b>	30-SEP-2019
30-SEP-2019 10:13:45	<b>ORDER ENTERED/236 NOTICE GIVEN</b>	30-SEP-2019 <b>PADILLA, NINA W.</b>
	62-19082062 AND NOW, THIS 27TH DAY OF SEPTEMBER, 2019, UPON CONSIDERATION OF PLAINTIFFS' MOTION FOR SUMMARY JUDGMENT AND ANY RESPONSE THERETO, IT IS HEREBY ORDERED AND DECREED THAT SAID MOTION IS DENIED. BY THE COURT: JUDGE PADILLA, 9/27/19.	





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30-SEP-2019 10:13:46	NOTICE GIVEN UNDER RULE 236	30-SEP-2019
	NOTICE GIVEN ON 30-SEP-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 30-SEP-2019.	
30-SEP-2019 10:14:39	ORDER ENTERED/236 NOTICE GIVEN	30-SEP-2019 PADILLA, NINA W.
	42-19071742 AND NOW, THIS 27TH DAY OF SEPTEMBER, 2019, UPON CONSIDERATION OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT, AND PLAINTIFFS' RESPONSE THERETO, IT IS HEREBY ORDERED AND DECREED THAT SAID MOTION IS DENIED. BY THE COURT: JUDGE PADILLA, 9/27/19.	
30-SEP-2019 10:14:40	NOTICE GIVEN UNDER RULE 236	30-SEP-2019
	NOTICE GIVEN ON 30-SEP-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 30-SEP-2019.	
02-OCT-2019 00:30:05	NOTICE GIVEN	02-OCT-2019
22-OCT-2019 11:38:05	LISTED FOR TRIAL	22-OCT-2019
23-OCT-2019 14:44:26	ORDER ENTERED/236 NOTICE GIVEN	23-OCT-2019 PADILLA, NINA W.
	COMMERCE PROGRAM TRIAL ORDER ISSUED. BY THE COURT: JUDGE PADILLA, 10/22/19.	
23-OCT-2019 14:44:27	NOTICE GIVEN UNDER RULE 236	23-OCT-2019
	NOTICE GIVEN ON 23-OCT-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 23-OCT-2019.	
23-OCT-2019 14:45:20	PRETRIAL CONFERENCE COMPLETED	23-OCT-2019 PADILLA, NINA W.
23-OCT-2019 14:45:28	WAITING TO LIST FOR TRIAL	23-OCT-2019 PADILLA, NINA W.
23-OCT-2019 14:45:48	LISTED FOR TRIAL	23-OCT-2019





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<b>25-OCT-2019 00:30:06</b>	<b>NOTICE GIVEN</b>	<b>25-OCT-2019</b>
<b>08-NOV-2019 09:05:03</b>	<b>MOTION IN LIMINE</b>	<b>08-NOV-2019</b>
		<b>WAGNER, THOMAS P.</b>
	30-19111030 MOTION IN LIMINE TO PRECLUDE TESTIMONY OF J. WRIGHT LEONARD (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
<b>08-NOV-2019 09:10:22</b>	<b>MOTION IN LIMINE</b>	<b>08-NOV-2019</b>
		<b>WAGNER, THOMAS P.</b>
	31-19111031 MOTION IN LIMINE OF PLAINTIFFS TO PRECLUDE EXTRANEIOUS ARGUMENTS OF DEFENDANT (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
<b>08-NOV-2019 14:17:02</b>	<b>MOTION ASSIGNED</b>	<b>08-NOV-2019</b>
	30-19111030 MOTION IN LIMINE ASSIGNED TO JUDGE: PADILLA, NINA W. . ON DATE: NOVEMBER 08, 2019	
<b>08-NOV-2019 14:17:02</b>	<b>MOTION ASSIGNED</b>	<b>08-NOV-2019</b>
	31-19111031 MOTION IN LIMINE ASSIGNED TO JUDGE: PADILLA, NINA W. . ON DATE: NOVEMBER 08, 2019	
<b>12-NOV-2019 10:08:34</b>	<b>MOTION IN LIMINE</b>	<b>12-NOV-2019</b>
		<b>BELFI, ALEX</b>
	79-19111279 MOTION IN LIMINE (FILED ON BEHALF OF ALEXANDER BELFI)	
<b>12-NOV-2019 14:11:47</b>	<b>MOTION ASSIGNED</b>	<b>12-NOV-2019</b>
	79-19111279 MOTION IN LIMINE ASSIGNED TO JUDGE: PADILLA, NINA W. . ON DATE: NOVEMBER 12, 2019	
<b>18-NOV-2019 14:58:53</b>	<b>ANSWER (MOTION/PETITION) FILED</b>	<b>18-NOV-2019</b>
		<b>WAGNER, THOMAS P.</b>
	79-19111279 ANSWER IN OPPOSITION OF MOTION IN LIMINE FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
<b>18-NOV-2019 15:11:23</b>	<b>MOTION/PETITION/STIP WITHDRAWN</b>	<b>18-NOV-2019</b>
		<b>WAGNER, THOMAS P.</b>
	30-19111030 PRAECIPE TO WITHDRAW MOTION IN LIMINE FILED. (FILED ON BEHALF OF LEAGUE STREET PARTNERSHIP AND MARY ELIZABETH BROPHY)	
<b>19-NOV-2019 22:01:24</b>	<b>ANSWER (MOTION/PETITION) FILED</b>	<b>20-NOV-2019</b>



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BELFI, ALEX

31-19111031 ANSWER IN OPPOSITION OF MOTION IN LIMINE FILED. (FILED ON BEHALF OF ALEXANDER BELFI)

27-NOV-2019 13:18:32 ORDER ENTERED/236 NOTICE GIVEN

27-NOV-2019

PADILLA, NINA W.

31-19111031 AND NOW, THIS 27TH DAY OF NOVEMBER, 2019, UPON CONSIDERATION OF THE OMNIBUS MOTION IN LIMINE OF PLAINTIFFS TO PRECLUDE EXTRANEIOUS ARGUMENTS BY DEFENDANT, AND ANY RESPONSE THERETO, IT IS HEREBY ORDERED AND DECREED THAT PLAINTIFFS' MOTION IS DENIED. BY THE COURT: JUDGE PADILLA, 11/27/19.

27-NOV-2019 13:18:33 NOTICE GIVEN UNDER RULE 236

02-DEC-2019

NOTICE GIVEN ON 02-DEC-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 27-NOV-2019.

27-NOV-2019 13:20:16 ORDER ENTERED/236 NOTICE GIVEN

27-NOV-2019

PADILLA, NINA W.

79-19111279 AND NOW, THIS 27TH DAY OF NOVEMBER, 2019, DEFENDANT'S MOTION IN LIMINE TO EXCLUDE USE OF DEFENDANT'S DEPOSITION DATED SEPTEMBER 18 AND SEPTEMBER 21, 2018 AT TRIAL, IS DENIED. BY THE COURT: JUDGE PADILLA, 11/27/19.

27-NOV-2019 13:20:17 NOTICE GIVEN UNDER RULE 236

02-DEC-2019

NOTICE GIVEN ON 02-DEC-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 27-NOV-2019.

03-DEC-2019 09:03:15 TRIAL/HEARING EXHIBIT LIST

03-DEC-2019

03-DEC-2019 13:01:02 TRIAL/HEARING EXHIBITS FILED

04-DEC-2019

BELFI, ALEX

TRIAL/EVIDENTIARY HEARING EXHIBITS/EVIDENCE FILED.

03-DEC-2019 14:57:44 TRIAL/HEARING EXHIBITS FILED

04-DEC-2019

WAGNER, THOMAS P.

TRIAL/EVIDENTIARY HEARING EXHIBITS/EVIDENCE FILED.

18-DEC-2019 09:13:50 ORDER ENTERED/236 NOTICE GIVEN

18-DEC-2019

PADILLA, NINA W.

AND NOW, THIS 16TH DAY OF DECEMBER, 2019, DEFENDANT ALEXANDER BELFI IS HEREBY FOUND IN CONTEMPT OF THIS HONORABLE COURT





**First Judicial District of Pennsylvania  
Trial Division-Civil**

DEFENDANT ALEXANDER BELFI IS ORDERED TO PAY \$1,000.00 TO PLAINTIFF'S COUNSEL FOR ATTORNEY'S FEES AND COSTS INCURRED BY PLAINTIFFS IN PREPARATION OF THE MOTIONS FOR CONTEMPT AND ATTENDANCE AT HEARINGS ON THE SAME, INCLUDING TRIAL. SO ORDERED. BY THE COURT: JUDGE PADILLA, 12/16/19.

18-DEC-2019 09:13:51 NOTICE GIVEN UNDER RULE 236

18-DEC-2019

NOTICE GIVEN ON 18-DEC-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 18-DEC-2019.

18-DEC-2019 09:16:19 FINDING FOR PLAINTIFF

18-DEC-2019  
PADILLA, NINA W.  
\$118,276.09

AND NOW, THIS 16TH DAY OF DECEMBER, 2019, THIS HONORABLE COURT FINDS IN FAVOR OF PLAINTIFF MARY ELIZABETH BROPHY, INDIVIDUALLY, AND PLAINTIFF MARY ELIZABETH BROPHY, AS MANAGING PARTNER OF AND TRADING AS LEAGUE STREET PARTNERSHIP, AND AGAINST DEFENDANT ALEXANDER BELFI, ON PLAINTIFFS' CLAIM FOR UNJUST ENRICHMENT. ALL OTHER CLAIMS ARE DISMISSED AS MOOT. PLAINTIFFS' DAMAGES ARE ASSESSED AT \$118,276.09, WHICH REPRESENTS 50.1% OF THE PROCEEDS FROM SETTLEMENT OF 2251 LEAGUE STREET ON OCTOBER 19, 2017 (\$214,592.87) AND THE ASSOCIATED MECHANIC'S LIEN (\$21,487.15). JUDGMENT SHALL BE ENTERED IN THE AMOUNT OF \$118,276.09 IN FAVOR OF PLAINTIFF. SO ORDERED. BY THE COURT: JUDGE PADILLA, 12/16/19.

18-DEC-2019 09:16:20 NOTICE GIVEN UNDER RULE 236

18-DEC-2019

NOTICE GIVEN ON 18-DEC-2019 OF FINDING FOR PLAINTIFF ENTERED ON 18-DEC-2019.

18-DEC-2019 16:27:27 APPEAL TO SUPREME COURT

19-DEC-2019  
BELFI, ALEX

\*\*\*\*\*


NOTICE OF APPEAL FROM THE DECISION DATED 12/16/2019 AND DOCKETED ON 12/18/2019 BY JUDGE PADILLA, NINA W.. PROOF OF SERVICE FILED. ORDER FOR TRANSSCRIPTS FILED.

(FILED ON BEHALF OF ALEXANDER BELFI)

\*\*\*\*\*

20-DEC-2019 07:47:24 ORDER ENTERED/236 NOTICE GIVEN

20-DEC-2019  
PADILLA, NINA W.



PURSUANT TO PA. R.A.P. 1925(B), THIS 19TH DAY OF DECEMBER, 2019,



**First Judicial District of Pennsylvania  
Trial Division-Civil**

APPELLANT, ALEXANDER BELFI, IN THE ABOVE-CAPTIONED MATTER IS ORDERED TO FILE A CONCISE STATEMENT OF THE ERRORS COMPLAINED OF ON APPEAL. THE STATEMENT SHALL BE FILED OF RECORD AND SERVED ON THE TRIAL JUDGE WITHIN 21 DAYS OF THE DATE THIS ORDER IS ENTERED ON THE DOCKET. FILING OF RECORD AND CONCURRENT SERVICE ON THE TRIAL JUDGE AND THE OTHER PARTIES SHALL BE DONE PURSUANT TO PA. R.A.P. 1925 (B)(1). ANY ISSUE NOT PROPERLY INCLUDED IN THE STATEMENT TIMELY FILED AND SERVED PURSUANT TO PA. R.A.P.(B) SHALL BE DEEMED WAIVED. YOUR NON-COMPLIANCE WITH THIS ORDER MAY BE DEEMED BY THE APPELLATE COURT AS A WAIVER OF ALL OBJECTIONS TO THE ORDER, RULING OR OTHER ERRORS COMPLAINED OF. BY THE COURT: JUDGE PADILLA, 12/19/19.

20-DEC-2019 07:47:25

NOTICE GIVEN UNDER RULE 236

20-DEC-2019

NOTICE GIVEN ON 20-DEC-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 20-DEC-2019.

09-JAN-2020 11:42:22

JUDGMENT ON COURT'S FINDING

10-JAN-2020

WAGNER, THOMAS P.

\$118,276.09

PRAECIPE TO ENTER JUDGMENT ON THE COURT FINDING IN FAVOR OF MARY ELIZABETH BROPHY AND LEAGUE STREET PARTNERSHIP AND AGAINST ALEXANDER BELFI IN THE AMOUNT OF \$118,276.09 FILED. CERTIFICATE OF SERVICE PURSUANT TO PARCP 237 FILED. NOTICE GIVEN UNDER RULE 236.  
JUDGMENT IS ENTERED.

\*\*\* End of Docket \*\*\*



RECEIVED  
MAY 16 2018  
ROOM 521

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
TRIAL DIVISION-CIVIL

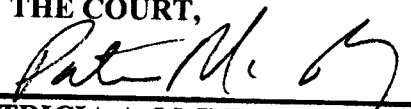
MARY ELIZABETH BROPHY and	:	December Term 2017
MARY ELIZABETH BROPHY as the Managing	:	
Partner of an trading as LEAGUE STREET	:	No. 00400
PARTNERSHIP,	:	
	:	
Plaintiffs,	:	
v.	:	Commerce Program
ALEXANDER BELFI,	:	
	:	
Defendant.	:	Control Number 18042774

ORDER

AND NOW, this 16<sup>th</sup> day of May, 2018, upon consideration of Plaintiffs' Petition for Contempt and Defendant's response thereto, it is hereby **ORDERED** that within ten (10) days of the docketing of this Order Defendant shall:

1. Provide the specific back up documentation- invoices, receipts, cancelled checks, etc.- for the claimed expenditures for the League Street Property, and
2. The location and disposition of the proceeds from the League Street property or be held in contempt of court.

BY THE COURT,

  
PATRICIA A. McINERNEY, SJ.

Brophy Etal Vs Belfi-ORDER



17120400000056

DOCKETED

MAY 16 2018

R. POSTELL  
COMMERCE PROGRAM



RECEIVED  
DEC 17 2019  
ROOM 521

DOCKETED  
DEC 18 2019  
R. POSTELL  
COMMERCE PROGRAM

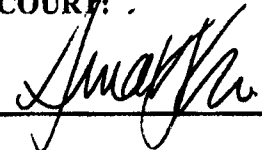
MARY ELIZABETH BROPHY, and  MARY ELIZABETH BROPHY as the Managing Partner of and trading as LEAGUE STREET PARTNERSHIP, Plaintiffs,  vs.  ALEXANDER BELFI, Defendant.	COURT OF COMMON PLEAS PHILADELPHIA COUNTY TRIAL DIVISION  DECEMBER TERM, 2017  NO. 04000
--	--

**ORDER**

AND NOW, this 16th day of December 2019, Defendant Alexander Belfi is hereby found in **CONTEMPT** of this Honorable Court. Defendant Alexander Belfi is **ORDERED** to pay \$1,000.00 to Plaintiff's counsel for attorney's fees and costs incurred by Plaintiffs in preparation of the Motions for Contempt and attendance at hearings on the same, including trial.

**SO ORDERED.**

BY THE COURT:

  
\_\_\_\_\_ J.

Brophy Etal Vs Belfi-ORDER



17120400000194

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
CIVIL TRIAL DIVISION**

**MARY ELIZABETH BROPHY, ET. AL.** :  
Plaintiffs, :

**v.**

**ALEXANDER BELFI** :  
Defendant. :

**DECEMBER TERM, 2017**

**NO. 04000**

**COMMERCE COURT**

**Control No. 18110426**

**DOCKETED**

**JAN 10 2019**

**R. POSTELL  
COMMERCE PROGRAM**

**ORDER**

**AND NOW**, this 10<sup>th</sup> day of January, 2019, upon consideration of the Motion to Disqualify Counsel filed on behalf of Defendant Alexander Belfi, and the Answer in Opposition of Motion to Disqualify Counsel filed on behalf of Plaintiffs Mary Elizabeth Brophy and League Street Partnership, and following an opportunity to be heard regarding the same, it is hereby **ORDERED** and **DECREED** that the Motion is **DENIED**.<sup>1</sup>

BY THE COURT:

Brophy Etal Vs Belfi-ORDER



17120400000114

  
J.

<sup>1</sup> Neither an express nor implied attorney-client relationship existed between Defendant Belfi and Thomas A. Brophy, the father of the Plaintiff. Defendant admits that "Mr. Belfi never signed a retainer and never paid Mr. Brophy for his services, thus no express relationship exists." Defendant's Motion to Disqualify Counsel for Plaintiffs, ¶ 11.

No implied attorney-client relationship existed. In Pennsylvania, "[a]n implied attorney/client relationship will be found if 1) the purported client sought advice or assistance from the attorney; 2) the advice sought was within the attorney's professional competence; 3) the attorney expressly or impliedly agreed to render such assistance; and 4) it is reasonable for the putative client to believe the attorney was representing him." *Atkinson v. Haug*, 622 A.2d 983, 986 (Pa. Super. 1993) (citing *Sheinkopf v. Stone*, 927 F.2d 1259 (1st Cir. 1991)). Here, although Mr. Brophy drafted the Partnership Agreement at issue, there is no evidence that Defendant Belfi sought advice or assistance from Mr. Brophy. Lastly, it is unreasonable for Defendant Belfi to have believed Mr. Brophy was representing him where Defendant Belfi admitted that Mr. Brophy did not hold himself out as representing him. Deposition of Defendant Alexander Belfi, Sept. 21, 2018, Exhibit G to Plaintiffs' Response to Defendant's Motion to Disqualify Counsel, p. 16, 20. Further, Mr. Brophy indicated he was not representing Defendant Belfi in communications after the Partnership Agreement was drafted. Mr. Brophy sent a letter to Defendant Belfi regarding the Partnership Agreement that stated his writing was "authorized by" and "on behalf of" the Plaintiff, and offered to speak with Defendant Belfi's lawyer on his behalf." Plaintiffs' Response to Defendant's Motion to Disqualify Counsel, Exhibit H.

RECEIVED

MAR 26 2019

ROOM 521

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
CIVIL TRIAL DIVISION

MARY ELIZABETH BROPHY, ET. AL. :  
Plaintiffs, :

v. :

ALEXANDER BELFI

Defendant. :

DECEMBER TERM, 2017

NO. 04000

COMMERCE COURT

Control No. 19020758

DOCKETED

MAR 26 2019

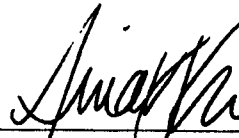
R. POSTELL  
COMMERCE PROGRAM

**ORDER**

AND NOW, this 22<sup>nd</sup> day of March, 2019, upon consideration of the Motion to Withdraw Appearance as Counsel filed on behalf of Thomas D. Kenny, counsel for Defendant Alexander Belfi, and following an opportunity to be heard regarding the same, it is hereby **ORDERED** and **DECREED** that the Motion is **GRANTED**.

**IT IS FURTHER ORDERED** and **DECREED** that this matter is **STAYED** for thirty (30) days so that Defendant Alexander Belfi may obtain new counsel.

BY THE COURT:



NINA W. PADILLA, J.

Brophy Etal Vs Belfi-ORDER



17120400000140

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

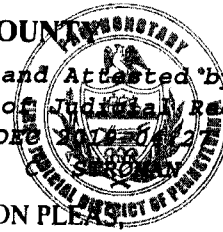
(Do not use et al, MUST HAVE FULL CAPTION)

Mary Elizabeth Brophy

vs.

Alexander Belfi

Filed and Attested by the  
Office of Judicial Records  
18 DEC 2019 6:42 pm



COURT OF COMMON PLEAS

December TERM, 20 17

NO. 04000

(This Form for Civil Appeals Only)

(Use Add'l Paper for Larger Captions)

**NOTICE OF APPEAL**

Notice is hereby given that

Alexander Belfi

(Appealing Party)

Above named, hereby appeals to the:

- ☐ Superior Court  
☐ Commonwealth Court  
☒ Supreme Court

Of Pennsylvania, from the Judgement entered in the above case,  
(Order, Judgment, etc.)

on the 18 day of December, 2019  
(Date of Order Being Appealed)

SIGNATURE

*Alex Belfi*

(Attorney for Appellant(s) or Pro Se)

I.D. \_\_\_\_\_

1502 E. Moyamensing Ave  
(Address)

Ph. 19106 Ph. 19147  
(City, State, Zip)

(484) 802-4459  
(Phone)

\*\*\*PLEASE FILE ONE (1) ORIGINAL IN ROOM 296 CITY HALL\*\*\*

Case ID: 171204000

IN THE COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY

Mary Elizabeth Brophy  
[Commonwealth Of Pennsylvania  
Or Named Plaintiff]

Civil Trial Division

vs.

December TERM, 2017

NO 0400

Alexander Belfi  
[Named Defendant]

**AFFIDAVIT OF SERVICE**

I, Alex Belfi, ~~Esquire~~, hereby certify that I am this day serving a true and correct copy of the Notice of Appeal together with the Order of Transcript, in the manner set forth below, to the following:

Type of Service

\_\_\_\_\_, Office Court Reporter  
Land Title Bldg., 100 South Broad St., 2nd Floor  
Philadelphia, PA 19110

Personal Service  
First Class Mail

Judge Nina Wright Rodella  
Address Court Room 630

Personal Service  
First Class Mail

Danielle O'Connor, Deputy Court Administrator  
Court Reporters/Interpreters  
Land Title Bldg., 100 South Broad St., 2nd Floor  
Philadelphia, PA 19110

Personal Service  
First Class Mail

Appellee/ Attorney for Appellee  
Name Thomas Wagner  
Address 2000 Market St., suite 2300  
Philadelphia, PA 19147

Personal Service  
First Class Mail

Date: 12/18/17

[Signature]  
(Attorney for Appellant)

## **NOTICE TO THE BAR**

In *Commonwealth v. Williams*, 715 A.2d 1101 (1998), the Supreme Court restated the requirement that appellant's counsel order the relevant portions of notes of testimony for submission to the appellate court. Failure to do so may result in the dismissal of the appeal.

Counsel are reminded to comply with Pa. R.A.P. No. 1911, which requires appellant to order all transcripts necessary to decide the appeal. The Order for transcript must be in the form provided in that rule (*see the Order which follows this Notice*), and must be served on the named court reporter at the Land Title Building, 2nd Floor, 100 South Broad Street, Philadelphia, PA 19110; the trial judge and Janet C. Fasy, Deputy Court Administrator, Court Reporters, Land Title Building, 2nd Floor, 100 South Broad Street, Philadelphia, PA 19110. An Affidavit of Service must be attached to the Order (*see the Affidavit which follows this Notice*).

The court reporter will not transcribe any notes of testimony of any hearing unless ordered as required by Pa. R.A.P. No. 1911 and Pa. R.J.A. No. 5000.1, et seq. The record will be forwarded to the appellate court without the notes of testimony as required by Pa. R.A.P. No. 1931, unless appellant complies with Pa. R.A.P. 1911.

Date: \_\_\_\_\_

\_\_\_\_\_  
Sheila Wood-Skipper, President Judge  
Court of Common Pleas

Date: \_\_\_\_\_

\_\_\_\_\_  
DANIELLE O'CONNOR  
Deputy Court Administrator  
Court Reporters/Interpreters



**First Judicial District of Pennsylvania**  
**Court Reporter, Digital Recording and Interpreter Administration**  
 Land Title Building, 100 South Broad Street, Second Floor  
 Philadelphia, Pennsylvania 19110  
 Tele: 215-683-8000 Fax: 215-683-8005

**TRANSCRIPT ORDER FORM**

Criminal transcripts will be provided on a regular-delivery basis. Transcripts may not be ordered strictly "for the file."  
**Directive from the District Court Administrator:** In cases where the Court is responsible for the cost of a transcript, transcription of the following is prohibited:

- **Misdemeanor trials, except upon Notice of Appeal**
- **Trials - Waiver or Jury, resulting in a Not Guilty verdict**
- **Gulity Pleas, except in homicide cases**
- **Violation of Probation/Parole hearings**
- **Voir Dire, except in death-penalty cases or where a Batson issue is raised or upon authorization of the Trial Judge.**
- **Opening and closing arguments**
- **Call of the List**

**All information must be completed in order to begin transcription of notes.**

**IS THIS AN APPEAL?** YES ☐ NO ☐

**IF NO, NEXT TRIAL DATE:** \_\_\_\_\_

**CASE NAME:** (Commonwealth vs.) or (Party vs. Party)  
 Marybeth (Elizabeth) Brophy vs. Alexander Belfi

**Case Number(s)** CP ☒ MC ☐ PETITION ☐  
 171204000

Are there co-defendants? Please list:  
 \_\_\_\_\_  
 \_\_\_\_\_

Hearing/Trial Date(s): November 25 - November 27, 2019

Courtroom #: 630

Judge: Nina Wright Padila

☐ Preliminary Hearing  
☐ Sentencing

☐ Motion  
☐ PCRA Hearing

☒ Trial

☐ Jury Trial

☐ Hearing

☐ Other: \_\_\_\_\_

**Court Reporter's Name  
 and Phone Number:**

or ☐ **Digital Recording**

☐ **Court-Appointed Counsel**  
 (Attach Appointment Letter-Regular delivery only)

☐ **Private Counsel/Party**

☒ **In Forma Pauperis**  
 (Please attach documentation)

Requesting Attorney or Party Name: Alex Belfi

Street Address: 1502 E. Moyamensing Ave

City, State and Zip Code: Philadelphia, PA 19147

Phone Number: (484)802 4459 Fax Number: \_\_\_\_\_

Email Address: ABELF613@gmail.com

**DELIVERY:** ☐ Regular Delivery

☒ **Expedited**  
 (Please call reporter/office)

☐ **Daily (Next Day)**  
 (Please call reporter/office)

☐ **Immediate**  
 (Same Day - call reporter/office)

If transcript is for an Appeal, you **MUST** attach the Appeal cover sheet to this transcript order form.

*I understand that pursuant to Pa.R.J.A. No. 5000.6, transcription will not commence until the required deposit is received. I understand and agree that the unauthorized copying, duplication or sharing of the transcript without the express written approval of the court reporter shall subject me to all appropriate legal proceedings, including, but not limited to, civil action for damages pursuant to Pa.R.J.A. No. 5000.7 and notification to the Pennsylvania Disciplinary Board.*

Signature of Attorney or Ordering Party: *Alex Belfi*

Date: 12/18/2019

**TO ORDER A TRANSCRIPT:** Email this form to: transcripts@courts.phila.gov

When ordering daily, expedited or immediate delivery, in addition to the form, you must call the court reporter directly.

**Payment must be made by check or money order. This office cannot accept cash.**

**We will confirm receipt of your transcript request via email.**

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
CIVIL TRIAL DIVISION**

**Brophy, et al**

**Vs.**

**Belfi**

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**December Term, 2017  
No. 04000**

**Commerce Program**

**DOCKETED**

**DEC 20 2019**

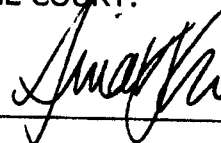
**R. POSTELL  
COMMERCE PROGRAM**

**ORDER**

PURSUANT TO Pa. R.A.P. 1925(b), THIS 19<sup>TH</sup> DAY OF **DECEMBER, 2019**, APPELLANT, **ALEXANDER BELFI**, IN THE ABOVE-CAPTIONED MATTER IS ORDERED TO FILE A CONCISE STATEMENT OF THE ERRORS COMPLAINED OF ON APPEAL. THE STATEMENT SHALL BE FILED OF RECORD AND SERVED ON THE TRIAL JUDGE WITHIN 21 DAYS OF THE DATE THIS ORDER IS ENTERED ON THE DOCKET. FILING OF RECORD AND CONCURRENT SERVICE ON THE TRIAL JUDGE AND THE OTHER PARTIES SHALL BE DONE PURSUANT TO Pa. R.A.P. 1925(b)(1).

ANY ISSUE NOT PROPERLY INCLUDED IN THE STATEMENT TIMELY FILED AND SERVED PURSUANT TO Pa. R.A.P. 1925(b) SHALL BE DEEMED WAIVED. YOUR NON-COMPLIANCE WITH THIS ORDER MAY BE DEEMED BY THE APPELLATE COURT AS A WAIVER OF ALL OBJECTIONS TO THE ORDER, RULING OR OTHER ERRORS COMPLAINED OF.

BY THE COURT:



Brophy Etal Vs Belfi-ORDER



17120400000199