



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

Thursday, September 24, 2020

**TRIAL DIVISION – CIVIL**

**NOTICE TO THE BAR**

**Protocol for Non-Jury Trials During the COVID-19 Judicial Emergency**

Please take notice that subsequent to **October 5, 2020**, the Court will be scheduling non-jury trials for matters in the Arbitration Appeal, Major Non-Jury and Equity programs, including those matters scheduled for trial in **October 2020**, as well as those matters which were previously scheduled for trial in **March, April, May and June 2020**, but were postponed as a result of the coronavirus (COVID-19) judicial emergency. A list of the matters to be scheduled for trial is attached.

These non-jury trials will be conducted via remote technology. Counsel shall review the published protocols in preparation for trial, including the Policies and Protocols for Use of Advanced Communication Technology for Court Proceedings in Civil Matters issued on July 16, 2020.

All parties must **immediately** notify the Court in writing of any matters that have settled and file an Order to Settle, Discontinue and End. All parties must **immediately** notify the Court of any scheduling conflicts, including trial attachments and prepaid vacations. Conflict letters must be electronically filed under the “existing case” section of the Electronic Filing System under the conference submission category. Any requests for continuance must be **immediately** submitted in writing and made under exigent circumstances.

Counsel will be served with a Scheduling Order, attaching counsel for trial for a date-certain. Matters which were scheduled for trial in July and August 2020 will be rescheduled for trial at a later date. Any questions about this notice may be addressed to the **Complex Litigation Center, 622 City Hall, Philadelphia, PA 19107; telephone (215) 686-5100; fax (215) 686-5137.**

Honorable Jacqueline F. Allen  
Administrative Judge  
Trial Division

Honorable Lisette Shirdan-Harris  
Supervising Judge  
Trial Division - Civil Section

**First Judicial District of PA - Civil Trial Division - Non-Jury Trial Pool Lists**

**[Major Non-Jury (MN), Arbitration Appeal (AA) and Equity (RL) Programs]**

<b><u>CASE NUMBER</u></b>	<b><u>CAPTION</u></b>	<b><u>POOL</u></b>
180800916	CITY OF PHILA VS FRIENDS OF CHAMOUNIX (MN)	MAY
180802658	69-71 N 2ND ST LLC VS CHANCERY LANE (MN)	MAY
181001607	GILLOT VS 3300 HENRY LP (MN)	MAY
181003124	CM GOAT LLC VS VALDEZ (MN)	MAY
190201423	BRODIE VS BAKER (MN)	MAY
190201499	WASHINGTON VS JONES (MN)	MAY
190400050	ATANDA VS SN SERVICING (MN)	MAY
190400318	KEY BANK VS TIER ENVIRONMENTAL (MN)	MAY
190401505	TUCKER VS CARLSON (MN)	MAY
190403646	STRONG K LLC VS PARKER (MN)	MAY
190404422	OSTI VS WEIMER (MN)	MAY
190404617	CASTRO VS CLUB ONYX (MN)	MAY
180701356	KUCH VS BELOSHAPKA (AA)	MAY
181201408	CITIBANK VS CAMARA (AA)	MAY
181202584	MENDEZ VS MARTINEZ (AA)	MAY

<b><u>CASE NUMBER</u></b>	<b><u>CAPTION</u></b>	<b><u>POOL</u></b>
180400496	KRAMER VS COLDING (MN)	JUNE
181002547	IN RE: APPEAL OF KENNEDY BLVD (MN)	JUNE
181100610	MILLS VS JILH ASSOC. (MN)	JUNE
181101470	BROWN VS SPEEDWAY LLC (MN)	JUNE
181101775	IN RE: APPEAL OF CEDAR QUARTERMASTER (MN)	JUNE
181102745	RINEY-LACEY VS MANTON PLACE LP (MN)	JUNE
181103243	IN RE: APPEAL OF AMERICAN SUPPLY CO (MN)	JUNE
181203126	ABU GHOUSH VS HOME DEPOT (MN)	JUNE
180302788	ROLYN CO VS WILLIAMS (CONSOL) (MN)	JUNE
190101981	WILLIAMS VS ROLYN CO (LEAD) (MN)	JUNE
190200475	BINNS VS GIBBS (MN)	JUNE
190302876	PECO VS GENERAL ASPHALT (MN)	JUNE
180801043	TRANTIS VS FULBERT FOTSO MOLAK (CONSOL) (MN)	JUNE
190500594	TRANTIS VS AMAZON.COM INC (LEAD) (MN)	JUNE
190500839	TAYLOR VS CARUTHERS (MN)	JUNE
190501049	TAVARES VS DUBIN (MN)	JUNE
190501072	AWAD VS MANGUAL EXCAVATIONS (MN)	JUNE
190501182	RICE VS BEST (MN)	JUNE

190501183	BRICK BY BRICK VS AFUWAPE (MN)	JUNE
190501523	PHILLY 83 PROPERTIES VS ABC CAPITAL (MN)	JUNE
180200084	CPR RESTORATION VS WESCOT (AA)	JUNE
180600728	BELL VS HUSSAIN (AA)	JUNE
180602204	WOWAH VS COOK (AA)	JUNE
181002491	HARPER VS THOMAS LACORTE (AA)	JUNE
181102442	SHAW VS CINTO HERNANDEZ (AA)	JUNE
181200042	TORRALVO VS JULIANO (AA)	JUNE
181203921	AMERICAN HERITAGE VS FORD (AA)	JUNE
190101387	KOVAL VS TOVI (AA)	JUNE

<u>CASE NUMBER</u>	<u>CAPTION</u>	<u>POOL</u>
180702211	IN RE: APPEAL OF CARLYLE REVOLUTION (MN)	OCT
181203147	AJAJ VS OLD REPUBLIC INS CO (MN)	OCT
190303005	DENNERY VS ALSTON (MN)	OCT
190303864	CARTAGENA VS PHA (MN)	OCT
1903M0026	HAMBURGER ROOFING VS 631 N BROAD (MN)	OCT
190607239	RICE VS ALLSTATE (MN)	OCT
190700610	BLAKE VS BAKER (MN)	OCT
190700723	BROWN VS MORRISSEY (MN)	OCT
190701736	GAFFNEY VS LATTANZIO (MN)	OCT
190702509	SOLAR VS DELGADO (MN)	OCT
190703064	CHAKHALIN VS BOYD (MN)	OCT
190900178	EBRAHIMI VS MASSIR	OCT
190900652	CITY OF PHILA VS WASHINGTON (MN)	OCT
190901502	STATE FARM VS MTGLQ INVESTORS (MN)	OCT
190901841	LUNDY VS NAZARETH MUTUAL INS CO (MN)	OCT
190902811	TRAN VS LE (MN)	OCT
190903613	CITY OF PHILA VS TWO LIBERTY RESIDENCES (MN)	OCT
190402391	ELHARAR VS PAFRACP (AA)	OCT
190502081	REZRO INC VS JIMENEZ (AA)	OCT
190606855	CHIDI VS HEAVEY REMODELING LLC (AA)	OCT

<u>CASE NUMBER</u>	<u>CAPTION</u>	<u>POOL</u>
171200173	SUMMIT REAL ESTATE VS SOUDI (AA)	MARCH
190901442	FRANK VS SPIEGEL (RL)	MARCH
190903756	J&J REAL ESTATE VS BROWN (RL)	MARCH
180600694	AMERICAN EXPRESS VS TUONO (AA)	APRIL
180801806	OSBORNE VS CHAN (AA)	APRIL
181101174	ROMAN VS BURGOS (AA)	APRIL
181103050	LANCER INS CO VS MILLENIUM CAR SERVICE	APRIL
190302982	DJELYALOV VS MATA (AA)	APRIL

190404023	CLIVEDEN NURSING VS SPEARMAN (AA)	APRIL
181102758	FISHER VS CORBITT (MN)	APRIL
181103294	NELSON VS M&T BANK (MN)	APRIL
181201833	WILLIAMS VS DIAMOND DOLLS INC (MN)	APRIL
181202442	CONWAY VS WELLS FARGO (MN)	APRIL
190102354	BAC HOME LOANS VS RODRIGUEZ (MN)	APRIL
190200830	SANTANDER BANK VS PHILA BUILDERS (MN)	APRIL
190202344	HACKETT VS HOME SOLUTIONS (MN)	APRIL
190300733	FUENTES VS DIAZ (MN)	APRIL
190301032	US BANK VS REYNOLDS (MN)	APRIL
190301198	LANCASTER AVE AUTONOMOUS ZONE VS GOLDEN (MN)	APRIL
190301823	MCFARLANE VS BOWERS (MN)	APRIL
190301823	JOHNSON VS NEWTON (MN)	APRIL
190302102	LAVKO VS BOYTS-KLEVENZ (MN)	APRIL
190303016	HOLLOWAY VS BUTCHER (MN)	APRIL
190303197	JACKSON VS JONES (RL)	APRIL
190303204	PIREDA VS HERNDON (MN)	APRIL
190303232	PURNELL VS HILL (MN)	APRIL

<u>CASE NUMBER</u>	<u>CAPTION</u>	<u>POOL</u>
190605211	STATEGIC EQUITY VS KELLY (RL)	APRIL
190800047	LSF8 MASTER TRUST VS REDMOND (RL)	APRIL
190800769	FREEMAN VS THOMPSON (RL)	APRIL
190900466	FORGE CREDIT UNION VS ELEY (RL)	APRIL
190903495	MORRIS VS MCLEASH (RL)	APRIL
190904621	JOHNSON VS SEALY (RL)	APRIL
191000277	TEDESCO VS TEDESCO (RL)	APRIL
191000288	PARRISH VS BENNETT (RL)	APRIL
191000344	COATES-WALLOE VS CHEESEBORO (RL)	APRIL
191000348	GETHERS VS HARPER (RL)	APRIL
191000695	JONES VS JONES (RL)	APRIL
191000841	WELLS FARGO VS OLIVER (RL)	APRIL
191001197	WINDSOR PARK VS CARMENATTY-NIEVES (RL)	APRIL
191001565	REYES VS OCCUPANTS (RL)	APRIL
191001778	LAKEVIEW LOAN SERVICING VS OCCUPANTS (RL)	APRIL
191002102	WILMORE VS MUHFOOTH (RL)	APRIL
191002854	FOOTMAN-CAMPBELL VS SMALLS (RL)	APRIL
191002891	TURNING POINT DELIVERANCE VS WIMES (RL)	APRIL
191003559	BELGRAVE VS OCCUPANTS (RL)	APRIL
191003926	CC13 CORP VS SOSA (RL)	APRIL