

## Court of Common Pleas of Chester County

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

### Scheduled Cases Alphabetical Index

<u>Parties</u>	<u>Case Number</u>	<u>Ref Nbr</u>	<u>Listing</u>	<u>Pg Nbr</u>
AJ BLOSENSKI, INC.	2021-05666-MJ	31	1st Listing	14
BANK OF AMERICA N A	2019-08173-RC	2	13th Listing	1
BUTTERWORTH, SUSAN	2019-02018-TT	33	1st Listing	15
CABRERA-SALA, DARIO	2021-05495-TT	40	1st Listing	17
CAMMANN, MARGUERITEJ	2021-03888-RC	39	1st Listing	17
CARTER, CHARLESM	2021-04770-TT	25	1st Listing	12
CRAWFORDS AUTO CENTER INC	2020-09159-CV	16	1st Listing	9
D'AMICO, KAREN	2021-06241-TT	41	1st Listing	18
FORD, MICHAELG	2021-01333-TT	18	5th Listing	10
GABRILL, MARJORIE	2018-11048-MJ	43	6th Listing	19
GARNER, CHRISTOPHER	2021-00069-MT	13	6th Listing	8
GERSH, SUSAN	2020-07775-CT	10	4th Listing	6
GUARINO, RICHARD	2021-02255-TT	19	2nd Listing	10
HABITAT FOR HUMANITY OF CHESTER COUNTY IN	2021-04695-RC	22	1st Listing	11
HALVORSEN (ADMINISTRATOR), GERALD	2019-10420-MJ	27	5th Listing	13
HARVEY, DONNA	2021-06138-TT	36	1st Listing	16
HOME ELITE LTD	2020-03210-CT	6	10th Listing	3
JACOBY, DAWNE	2020-08163-TT	12	3rd Listing	8
KR BEST ASSOCIATES L.P.	2020-07615-CT	8	5th Listing	5
KRAMER, COLLEEN	2020-08143-IR	11	3rd Listing	7
LAWRENCE, CARL	2021-04141-TT	20	2nd Listing	11
LORIMER, NICHOLASGREGORY	2018-03705-RC	42	30th Listing	18
M&T BANK	2018-07076-RC	32	3rd Listing	15
MARTIN, FRANGIPANI	2020-08567-TT	29	1st Listing	14
MCLIMANS, ZORA	2020-09462-TT	14	3rd Listing	9
MERX, JENNIFERM	2019-02775-PL	7	11th Listing	4

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MONDRAGON MUSHROOMS, INC.	2021-04713-CT	23	1st Listing	12
OLIPHANT FINANCIAL LLC (ASSIGNEE)	2021-03846-CT	38	1st Listing	17
PALMER, KEVINA.	2021-02843-RC	35	1st Listing	16
PENNYMAC LOAN SERVICES LLC	2019-09238-RC	3	10th Listing	1
PNC BANK NATIONAL ASSOCIATION	2020-02007-RC	34	1st Listing	15
PROVCO PINEGOOD ATWATER LP	2021-04736-CT	24	1st Listing	12
RACZ, RACHAEL	2019-02150-TT	5	13th Listing	2
RENAISSANCE PLACE EAST CONDOMINIUM ASSOC	2021-05573-RC	30	1st Listing	14
SCIOLE, MARYA	2019-10971-TT	9	6th Listing	6
SMITH, KEVIN	2021-00647-CT	15	7th Listing	9
THOMAS, EDWINJ.	2021-04217-CT	21	1st Listing	11
VON KOCH, THOMASL	2017-11857-CT	1	7th Listing	1
WELLS FARGO BANK NA (S/B/M)	2019-08619-RC	26	2nd Listing	13
WILLIAM J. MANSFIELD INC.	2021-01040-CT	17	3rd Listing	10
WILMINGTON SAVINGS FUND FSB (OWNER TRUSTI	2021-06141-RC	37	1st Listing	16
WOOD, LAKEIA	2021-05114-TT	28	1st Listing	14

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**Total Cases Scheduled: 42**

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
<b>OTHER CONTRACT</b>		
	THOMASL VON KOCH	
MARK DAVID RASSMAN (302) 528-3873 JOHN RAFFERTY		
<b>1</b>	<u>VS.</u>	<b>2017-11857-CT 7th Listing</b>
	FLORA MARANGA	
MICHAEL GERARD LOUIS (610) 436-0100		
<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>		
	BANK OF AMERICA N A	<b>08/14/2020</b>
BROOKE WAISBORD (215) 825-6488 MICHAEL TIMOTHY MCKEEVER (215) 825-6303 UJALA AFTAB (201) 549-2360 STEPHANIE WALCZAK (215) 627-1322		
<b>2</b>	<u>VS.</u>	<b>NON-JURY 2019-08173-RC 13th Listing</b>
	SHARONL WILLIAMS	
JENNIFER A. MCKAY (484) 798-7979		
<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>		
	PENNYMAC LOAN SERVICES LLC	<b>09/10/2020</b>
JILL COUGHLIN (215) 942-2090 HARRY B REESE (215) 942-2090		
<b>3</b>	<u>VS.</u>	<b>2019-09238-RC 10th Listing</b>
	ISABELANN MORALES (HEIR) UNKNOWN HEIRS CONCEPTION HENRIQUEZ (DEC) (ESTATE OF)	

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>	<b>03/10/2021</b>
	DAVIDN REECE	
JOHN ALEXANDER GAGLIARDI (484) 887-0779		
	PATRICIAA WEAVER	
JOHN ALEXANDER GAGLIARDI (484) 887-0779		
	WILMINGTON SAVINGS FUND SOCIETY FSB	
KAITLIN D SHIRE (215) 215-7700		
	<b>PREMISES LIABILITY</b>	<b>04/05/2021</b>
	RACHAEL RACZ	
MARC FREDRIC GREENFIELD (215) 985-2424		
	<b>VS.</b>	<b>JURY 2019-02150-TT 13th Listing</b>
<b>5</b>		
	LLOYD STOLTZFOOS	
ROBERT P GOOD II (215) 841-3006		
	EMMA STOLTZFOOS	
ROBERT P GOOD II (215) 841-3006		
	PGM REAL ESTATE ASSOCIATES LLC	
EAMON MERRIGAN (215) 735-3994		

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>OTHER CONTRACT</b>	<b>04/30/2021</b>
	HOME ELITE LTD	
FRANK MURPHY (267) 216-2700 MICHAEL LAWRENCE MADDREN (610) 477-2886		
	5P LP	
FRANK MURPHY (267) 216-2700 MICHAEL LAWRENCE MADDREN (610) 477-2886		
	LAFAYETTE VENTURE PARTNERS LP	
FRANK MURPHY (267) 216-2700 MICHAEL LAWRENCE MADDREN (610) 477-2886		
	6TH AND PENN LP	
FRANK MURPHY (267) 216-2700 MICHAEL LAWRENCE MADDREN (610) 477-2886		
<b>6</b>	<b><u>VS.</u></b>	<b>NON-JURY 2020-03210-CT 10th Listing</b>
	DR LORIE KALIE DC	
MATTHEW T. KELLY (717) 468-3312		

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for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>OTHER PROFESSIONAL LIABILITY ACTION</b>	<b>08/06/2021</b>
	JENNIFERM MERX	
WILLIAM P MURRAY III (215) 947-5300		
	JULIAA CARFAGNO (DEC)	
WILLIAM P MURRAY III (215) 947-5300 ERICA C. WILSON		
	WILLIAMJ NORMAN JR	
WILLIAM P MURRAY III (215) 947-5300 ERICA C. WILSON JOHN B. ZONARICH (717) 233-1000		
7	<u>VS.</u>	<b>JURY 2019-02775-PL 11th Listing</b>
	LIFE CARE CENTERS OF AMERICA, INC.	
MARIA R GRANAUDO GESTY (302) 295-2250 AMELIA CUROTTO (484) 567-5700		
	HONEY BROOK MEDICAL INVESTORS, LTD	
MARIA R GRANAUDO GESTY (302) 295-2250 AMELIA CUROTTO (484) 567-5700		
	LIFE CARE AFFILIATES II, LP	
MARIA R GRANAUDO GESTY (302) 295-2250 AMELIA CUROTTO (484) 567-5700		
	HICKORY HOUSE REAL ESTATE INVESTORS, LLC	
MARIA R GRANAUDO GESTY (302) 295-2250 AMELIA CUROTTO (484) 567-5700		

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	<b>DEBT COLLECTION: OTHER</b>	<b>10/14/2021</b>
	KR BEST ASSOCIATES L.P.	
PETER LESSER (215) 864-9700 WILLIAM EUGENE VISS (215) 864-9700 CHRISTOPHER R KING		
<b>8</b>	<b><u>VS.</u></b>	<b>NON-JURY 2020-07615-CT 5th Listing</b>
	BKBC INC.	
RICHARD A. O'HALLORAN (610) 408-6035		
	WILLIAM MANGAN	
RICHARD A. O'HALLORAN (610) 408-6035		
	CAROLINE MANGAN	
RICHARD A. O'HALLORAN (610) 408-6035		
	WILLIAM MANGAN, JR.	
RICHARD A. O'HALLORAN (610) 408-6035		
	KIMBERLY MANGAN	
RICHARD A. O'HALLORAN (610) 408-6035		

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
<b>PREMISES LIABILITY</b>		
<p>MICHAEL A CLEMENTE (484) 393-5292</p>	<p>MARYA SCIOLE DANIEL SCIOLE</p>	<p><b>JURY</b> <b>2019-10971-TT</b> <b>6th Listing</b></p>
<b>9</b>	<b><u>VS.</u></b>	
<p>RANDY CHRISTOPHER GREENE (215) 563-3500 PATRICK CUNNINGHAM (215) 563-3500</p>	<p>EXTON LANDSCAPE SERVICE, INC</p>	
<p>COLLEEN B MASLOWSKI (267) 675-3013 THOMAS P BRACAGLIA (215) 575-4558</p>	<p>COMMONS AT OAKLANDS CONDOMINIUM ASSOCIATION</p>	
<p>COLLEEN B MASLOWSKI (267) 675-3013 THOMAS P BRACAGLIA (215) 575-4558</p>	<p>ADVANTAGE BUILDING &amp; FACILITY SERVICES, INC</p>	
<b>OTHER CONTRACT</b>		
		<b>10/20/2021</b>
<p>JENNIFER MAUDE HORN (215) 987-3800 TODD H ZAMOSTIEN (215) 987-3800</p>	<p>SUSAN GERSH</p>	
<b>10</b>	<b><u>VS.</u></b>	
<p>ROGER V. ASHODIAN (610) 446-6800</p>	<p>STARWOOD MASONRY, INC.</p>	
<p>ROGER V. ASHODIAN (610) 446-6800</p>	<p>STARWOOD PATIO POOL AND POND, INC.</p>	
<p>ROGER V. ASHODIAN (610) 446-6800</p>	<p>INDIGO POOL DESIGNS, LLC</p>	
<p>ROGER V. ASHODIAN (610) 446-6800</p>	<p>ALAN MORRISON</p>	
<p>ROGER V. ASHODIAN (610) 446-6800</p>		<p><b>JURY</b> <b>2020-07775-CT</b> <b>4th Listing</b></p>



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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>INJUNCTIVE RELIEF</b>	<b>11/04/2021</b>
LIDA L BONNER NEIL M. HILKERT	COLLEEN KRAMER	
LIDA L BONNER NEIL M. HILKERT	HENNING KRAMER	
LIDA L BONNER NEIL M. HILKERT	DOMENICA HOTTENSTEIN	
LIDA L BONNER NEIL M. HILKERT	CHARLES HOTTENSTEIN	
<b>11</b>	<b><u>VS.</u></b>	<b>JURY 2020-08143-IR 3rd Listing</b>
EDWARD JOSEPH GREENE JR (610) 458-4400 JANE RICHARDSON (610) 458-4400 DANIEL S. DOYLE (610) 565-4800	MYGNA TRAN	
EDWARD JOSEPH GREENE JR (610) 458-4400 JANE RICHARDSON (610) 458-4400 DANIEL S. DOYLE (610) 565-4800	JOHND. FERARRO	
MATTHEW E MCGUIRE (267) 319-1752	HDZ LANDSCAPING AND MASONRY CONSTRUCTION, LLC	

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>OTHER TORT</b>	<b>11/04/2021</b>
	DAWNE JACOBY	
JEFFREY B. SOLOMON CHARLES W. CAMPBELL (610) 272-2400		
<b>12</b>	<b><u>VS.</u></b>	<b>JURY 2020-08163-TT 3rd Listing</b>
	HANKIN ENTERPRISES, LTD CLAREMONT ON THE SQUARE,	
ROBERT A BURKE (610) 840-0100 JOHN LIVINGOOD JR RYAN SMITH (215) 931-5860		
	HANKIN ENTERPRISES, INC.	
ROBERT A BURKE (610) 840-0100 JOHN LIVINGOOD JR RYAN SMITH (215) 931-5860		
	CLAREMONT ON THE SQUARE, LP	
ROBERT A BURKE (610) 840-0100 JOHN LIVINGOOD JR RYAN SMITH (215) 931-5860		
	CLAREMONT ON THE SQUARE, GP, INC.	
ROBERT A BURKE (610) 840-0100 JOHN LIVINGOOD JR RYAN SMITH (215) 931-5860		
	<b>ASBESTOS RELATED</b>	
	CHRISTOPHER GARNER	
MARC FREDRIC GREENFIELD (215) 985-2424		
	<b>APPEAL FROM ARBITRATION</b>	<b>JURY 2021-00069-MT 6th Listing</b>
<b>13</b>	<b><u>VS.</u></b>	
	XING SWIEON	
HEATHER ANN CICALEASE		
	LISA SWIESON	
HEATHER ANN CICALEASE		
	DANA SWIESON	
HEATHER ANN CICALEASE		

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<b>PREMISES LIABILITY</b>		
	ZORA MCLIMANS	12/28/2021
STEPHEN J. KELLY (610) 444-4848 ROBERT M ABERNETHY (610) 444-4848		
<b>14</b>	<b><u>VS.</u></b>	<b>JURY 2020-09462-TT 3rd Listing</b>
	THE TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA	
DOUGLAS A. BROCKMAN CAROL MCLOUGHLIN COWHEY (215) 587-1674		
	CHESTER COUNTY HOSPITAL	
DOUGLAS A. BROCKMAN CAROL MCLOUGHLIN COWHEY (215) 587-1674		
<b>OTHER CONTRACT</b>		
	KEVIN SMITH	01/31/2022
JOHN F. MARSINI (610) 724-9910		
<b>15</b>	<b><u>VS.</u></b>	<b>JURY 2021-00647-CT 7th Listing</b>
	STATE FARM FIRE & CASUALTY	
BONNIE S STEIN (215) 736-2521 JOSEPH ACQUAVIVA (215) 736-2521		
<b>MONEY JUDGMENT - DJ APPEAL</b>		
	CRAWFORDS AUTO CENTER INC	
ANDREW C ECKERT (610) 755-3301		
	<b>APPEAL FROM ARBITRATION</b>	<b>JURY 2020-09159-CV 1st Listing</b>
<b>16</b>	<b><u>VS.</u></b>	
	BILLY RAY HAMILTON	
JOSEPH DOMINIC BRANCA (484) 351-0650		

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>DEBT COLLECTION: OTHER</b>	<b>02/17/2022</b>
	WILLIAM J. MANSFIELD INC.	
ANDREW J. BELLWOAR (610) 314-7066 ANTHONY J. DELGROSSO (484) 999-0361		
<b>17</b>	<b><u>VS.</u></b>	<b>2021-01040-CT 3rd Listing</b>
	MARKJ. UDREN	
DANIEL S. BERNHEIM III (215) 636-4468 JONATHAN J. BART (215) 636-4466		
	JOANNE UDREN	
DANIEL S. BERNHEIM III (215) 636-4468 JONATHAN J. BART (215) 636-4466		
	<b>SLANDER/LIBEL/DEFAMATION</b>	<b>03/03/2022</b>
	MICHAELG FORD	
<b>18</b>	<b><u>VS.</u></b>	<b>2021-01333-TT 5th Listing</b>
	DAMARIS PAGAN	
RACHAEL MILLS		
	<b>PREMISES LIABILITY</b>	<b>04/07/2022</b>
	RICHARD GUARINO	
MICHAEL T IMMS (610) 430-1426		
<b>19</b>	<b><u>VS.</u></b>	<b>JURY 2021-02255-TT 2nd Listing</b>
	NINO MAURO	
JOHN REED EVANS (610) 828-2300		
	MARIE MAURO	
JOHN REED EVANS (610) 828-2300		

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>MOTOR VEHICLE</b>	<b>06/10/2022</b>
	CARL LAWRENCE	
JOSEPH FRANCIS CLAFFY (610) 429-0900		
<b>20</b>	<b><u>VS.</u></b>	<b>2021-04141-TT 2nd Listing</b>
	DENNIS KREPELKA	
	<b>OTHER CONTRACT</b>	<b>06/13/2022</b>
	EDWINJ. THOMAS	
LIDA L BONNER SCOTT ROBERT REIDENBACH		
	ANNEM. THOMAS	
LIDA L BONNER SCOTT ROBERT REIDENBACH		
<b>21</b>	<b><u>VS.</u></b>	<b>NON-JURY 2021-04217-CT 1st Listing</b>
	RYANJ. ALEXAKI	
EDWARD JOSEPH GREENE JR (610) 458-4400 JANE RICHARDSON (610) 458-4400		
	RACHEL ALEXAKI	
EDWARD JOSEPH GREENE JR (610) 458-4400 JANE RICHARDSON (610) 458-4400		
	CRAFT CUSTOM HOMES, LLC	
EDWARD JOSEPH GREENE JR (610) 458-4400 JANE RICHARDSON (610) 458-4400		
	<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>	<b>06/23/2022</b>
	HABITAT FOR HUMANITY OF CHESTER COUNTY INC	
JACK DWAYNE WUERSTLE (610) 331-8894		
<b>22</b>	<b><u>VS.</u></b>	<b>2021-04695-RC 1st Listing</b>
	KIRSTIN ROBINSON	

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>BUYER PLAINTIFF</b>	<b>06/23/2022</b>
	MONDRAGON MUSHROOMS, INC.	
KAREN E EICHMAN		
<b>23</b>	<b><u>VS.</u></b>	<b>NON-JURY 2021-04713-CT 1st Listing</b>
	DK AMERICA FOOD CORP.	
MICHAEL GERARD LOUIS (610) 436-0100		
	SHITAKE'S FINEST LLC	
	<b>OTHER CONTRACT</b>	<b>06/24/2022</b>
	PROVCO PINEGOOD ATWATER LP	
JEFFREY R. HOFFMANN (215) 690-5637		
<b>24</b>	<b><u>VS.</u></b>	<b>2021-04736-CT 1st Listing</b>
	BRYN AND DANES MALVERN LLC	
MARK S DANEK (484) 344-5429		
	BRYN AND DANES GLOBAL INC	
MARK S DANEK (484) 344-5429		
	<b>MOTOR VEHICLE</b>	<b>06/24/2022</b>
	CHARLESM CARTER	
STEPHEN R. MCDONNELL (610) 696-8225		
<b>25</b>	<b><u>VS.</u></b>	<b>JURY 2021-04770-TT 1st Listing</b>
	DANTED DANILSHENKO	
DAWSON R. MUTH (610) 701-3272		
	MARYA CAMMAROTA ERIE INSURANCE COMPANY	
SCOTT J. TREDWELL (215) 972-0161		

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	<b>MORTGAGE FORECLOSURE: RESIDENTIAL WELLS FARGO BANK NA (S/B/M)</b>	<b>07/01/2022</b>
PETER WAPNER (215) 563-7000 JEREMY J KOBESKI (215) 563-7000 MATTHEW BRUSHWOOD (610) 898-7165 BRIAN JONATHAN YODER (844) 856-6646		
<b>26</b>	<b><u>VS.</u></b>	<b>2019-08619-RC 2nd Listing</b>
	ROBERTP BOWER	
	<b>OTHER MISCELLANEOUS</b>	<b>07/01/2022</b>
JAKE D BECKER (610) 430-8000	GERALD HALVORSEN (ADMINISTRATOR)	
JAKE D BECKER (610) 430-8000	ELIZABETH HALVORSEN (ADMINISTRATOR)	
JAKE D BECKER (610) 430-8000	DORISJ WARREN (DEC) (ESTATE OF)	
		<b>JURY 2019-10420-MJ 5th Listing</b>
<b>27</b>	<b><u>VS.</u></b>	
J MICHAEL DOYLE (215) 587-1000 ELIZABETH A WILLIAMS (215) 587-6632	CHATHAM ACRES HEALTHCARE GROUP INC	
J MICHAEL DOYLE (215) 587-1000 ELIZABETH A WILLIAMS (215) 587-6632	SABER HEALTHCARE GROUP LLC	

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<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
<b>OTHER TORT</b>		
	LAKEIA WOOD	07/01/2022
ROBERT N. BRAKER (215) 496-8282		
<b>28</b>	<b><u>VS.</u></b>	<b>JURY</b> <b>2021-05114-TT</b> <b>1st Listing</b>
	PAUL OLMO	
KENNETH REED HAYWOOD (215) 841-3000		
	JOHN DOE (1-3)	
<b>MOTOR VEHICLE</b>		
	FRANGIPANI MARTIN	07/05/2022
ROBERT N. BRAKER (215) 496-8282		
	SETH MARTIN	
ROBERT N. BRAKER (215) 496-8282		
<b>29</b>	<b><u>VS.</u></b>	<b>JURY</b> <b>2020-08567-TT</b> <b>1st Listing</b>
	JAY BYERLY	
E. LAURENCE KATES		
	JOHN DOE	
<b>OTHER REAL PROPERTY</b>		
	RENAISSANCE PLACE EAST CONDOMINIUM ASSOCIATION	07/18/2022
EDWARD HOFFMAN JR (484) 229-8550		
<b>30</b>	<b><u>VS.</u></b>	<b>JURY</b> <b>2021-05573-RC</b> <b>1st Listing</b>
	3D GROUP, LTD.	
<b>OTHER MISCELLANEOUS</b>		
	AJ BLOSENSKI, INC.	07/20/2022
CHRISTOPHER TELLNER (215) 461-1100		
<b>31</b>	<b><u>VS.</u></b>	<b>JURY</b> <b>2021-05666-MJ</b> <b>1st Listing</b>
	WHITETAIL DISPOSAL, INC.	



**Court of Common Pleas of Chester County**

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>	<b>08/01/2022</b>
	M&T BANK	
KEVIN G MCDONALD (215) 825-6311 JOHN E KISHBAUGH		
<b>32</b>	<b><u>VS.</u></b>	<b>NON-JURY 2018-07076-RC 3rd Listing</b>
	JOANB MITROS	
MICHAEL P. FORBES (610) 293-9399		
	STEPHENS MITRIS JR	
MICHAEL P. FORBES (610) 293-9399		
	<b>OTHER TORT</b>	<b>08/01/2022</b>
	SUSAN BUTTERWORTH	
MICHAEL DAVID LI PUMA (215) 922-2126		
<b>33</b>	<b><u>VS.</u></b>	<b>2019-02018-TT 1st Listing</b>
	DAPHNE HOWARD	
GERALD EDWARD BURNS III (215) 665-5360		
	DIRECT LINK MARKETING LLC	
GERALD EDWARD BURNS III (215) 665-5360		
	<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>	<b>08/01/2022</b>
	PNC BANK NATIONAL ASSOCIATION	
KEVIN G MCDONALD (215) 825-6311 MICHAEL TIMOTHY MCKEEVER (215) 825-6303 UJALA AFTAB (201) 549-2360		
<b>34</b>	<b><u>VS.</u></b>	<b>NON-JURY 2020-02007-RC 1st Listing</b>
	LINDAB PATTON DANIELJ PATTON	

**Court of Common Pleas of Chester County**

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>QUIET TITLE</b>	<b>08/01/2022</b>
	KEVINA. PALMER	
N CURTIS WARD (610) 265-0800		
<b>35</b>	<b><u>VS.</u></b>	<b>NON-JURY 2021-02843-RC 1st Listing</b>
	BRYN PALENA	
J. CHARLES GERBRON JR BRIAN JAMES FORGUE MATTHEW M MCKEON (610) 436-0100		
	<b>PREMISES LIABILITY</b>	<b>08/03/2022</b>
	DONNA HARVEY	
SARAH R NAYEEM (215) 550-6553 BRANDON A SWARTZ (215) 550-6553		
	TOM HARVEY	
SARAH R NAYEEM (215) 550-6553 BRANDON A SWARTZ (215) 550-6553		
<b>36</b>	<b><u>VS.</u></b>	<b>JURY 2021-06138-TT 1st Listing</b>
	RON'S SCHOOLHOUSE GRILLE, INC.	
COLLEEN B MASLOWSKI (267) 675-3013		
	IRON TREE INVESTORS, LLC	
WILLIAM S STEIGER (215) 446-8187		
	IRON TREE INVESTORS, INC.	
WILLIAM S STEIGER (215) 446-8187		
	<b>MORTGAGE FORECLOSURE: RESIDENTIAL</b>	<b>08/03/2022</b>
	WILMINGTON SAVINGS FUND FSB (OWNER TRUSTEE)	
ROBERT P WENDT		
<b>37</b>	<b><u>VS.</u></b>	<b>2021-06141-RC 1st Listing</b>
	JERRYA MICHEL UNITED STATES OF AMERICA	

**Court of Common Pleas of Chester County**

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>DEBT COLLECTION: OTHER</b>	<b>08/05/2022</b>
	OLIPHANT FINANCIAL LLC (ASSIGNEE)	
DEMETRIOS TSAROUHIS (610) 628-2440		NON-JURY 2021-03846-CT 1st Listing
<b>38</b>	<u>VS.</u>	
	SHELL FILES	
DANIEL A DELIBERTY (610) 353-0322		
	<b>QUIET TITLE</b>	<b>08/05/2022</b>
	MARGUERITEJ CAMMANN	
JAMES F. CARNEY		NON-JURY 2021-03888-RC 1st Listing
<b>39</b>	<u>VS.</u>	
	INDEPENDENCE ONE FINANCIAL SERVICES, INC.	
	<b>MOTOR VEHICLE</b>	<b>08/05/2022</b>
	DARIO CABRERA-SALA	
ROBERT ALAN HUBER (215) 627-0676		NON-JURY 2021-05495-TT 1st Listing
<b>40</b>	<u>VS.</u>	
	ALISON LANG	
MEGHAN MCDONALD BISSELL		

**Court of Common Pleas of Chester County**

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>MOTOR VEHICLE</b>	<b>08/05/2022</b>
	KAREN D'AMICO	
DAVID E. SCHREIBER (610) 792-3304		
	JOHN D'AMICO	
DAVID E. SCHREIBER (610) 792-3304		
<b>41</b>	<b><u>VS.</u></b>	<b>NON-JURY 2021-06241-TT 1st Listing</b>
	RACHEL IRWIN	
MATTHEW E MCGUIRE (267) 319-1752		
	LIAM CAMPBELL	
MATTHEW E MCGUIRE (267) 319-1752		
	<b>QUIET TITLE</b>	<b>04/11/2019</b>
	NICHOLASGREGORY LORIMER	
JAY G. FISCHER (610) 269-0900		
	BELINDAK LORIMER	
JAY G. FISCHER (610) 269-0900		
<b>42</b>	<b><u>VS.</u></b>	<b>2018-03705-RC 30th Listing</b>
	STEPHENJ FRY	
ANDREW JOHN MONASTRA (610) 326-6300		
	LEIGHANN FRY	
ANDREW JOHN MONASTRA (610) 326-6300		

**Court of Common Pleas of Chester County**

The following cases are scheduled for trial before the Honorable BRET BINDER in Courtroom 12  
for the period August 1, 2022 through August 12, 2022

<u>Attorneys</u>	<u>Parties</u>	<u>Trial Ready Date</u>
	<b>OTHER MISCELLANEOUS</b>	<b>06/14/2021</b>
	MARJORIE GABRILL	
ALAN MICHAEL HERMAN (215) 569-2800		
<b>43</b>	<u>VS.</u>	<b>JURY 2018-11048-MJ 6th Listing</b>
	ELIZABETHD. ROCK, M.D.	
EDVARD L WILSON (215) 665-3000 GARY M. SAMMS (215) 665-3054		
	PMA MEDICAL SPECIALISTS LLC	
EDVARD L WILSON (215) 665-3000 GARY M. SAMMS (215) 665-3054		
	PHOENIXVILLE HOSPITAL	
ELAINE M. ROSS		
	PHOENIXVILLE HOSPITAL COMPANY LLC	
ELAINE M. ROSS		

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**Total Cases Scheduled: 43**