

U.S. BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Honorable Patricia M. Mayer

Wednesday, April 16, 2025

Courtroom #3

Courtroom #3
900 Market Street
Philadelphia, PA 19107

09:30 AM

1	24-12012-PMM	DCS Janitorial, LLC a/k/a Dallas Cleaning Services	CH 11
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Trustee: MOGAVERO, ESQ.

Moving: MAGGIE S SOBOLESKI

Opposing:

Debtor or Plaintiff Attorney: MAGGIE S SOBOLESKI

Matter: [Confirmation Hearing](#)

2	24-13262-PMM	G & T 5206 Investments	CH 11
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Trustee: SMITH MILLER, ESQ.

Moving: MAGGIE S SOBOLESKI

Opposing:

Debtor or Plaintiff Attorney: MAGGIE S SOBOLESKI

Matter: [Confirmation Hearing](#)

3	24-13283-PMM	First States Realty Corp., LLC	CH 11
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Trustee: Furtek

Moving: RONALD S. GELLERT

Opposing:

Debtor or Plaintiff Attorney: RONALD S. GELLERT

Matter: [Motion to Approve Compromise under Rule 9019 Joint Motion Pursuant to Rule 9019 For an Order Approving Compromise and Settlement Agreement Between The Debtor and Concordia MZL LLC Filed by First States Realty Corp., LLC Represented by RONALD S. GELLERT \(Counsel\).](#)

4	24-13582-PMM	Tires Rims and Parts, LLC	CH 11
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Trustee: Furtek

Moving: DIMITRI L. KARAPELOU

Opposing:

Debtor or Plaintiff Attorney: DIMITRI L. KARAPELOU

Matter: [Confirmation Hearing](#)

5	24-13902-PMM	Softwax Record Pressing LLC	CH 7
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Trustee: SEITZER

Moving: ROBERT W. SEITZER

Opposing:

Debtor or Plaintiff Attorney: STEPHEN MATTHEW DUNNE

Matter: [Motion to Approve Compromise under Rule 9019 and 11 U.S.C. Section 105\(a\) between the Trustee and JRE 11, LLC Filed by ROBERT W. SEITZER Represented by ROBERT W. SEITZER \(Counsel\).](#)

6	25-10007-PMM	Christine Sanni	CH 7
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Trustee: SEITZER

Current as of 04/9/2025 at 9:01 AM

Printed for Wednesday, April 16, 2025

Moving: ROBERT MARK BOVARNICK
Opposing:
Debtor or Plaintiff Attorney: ROBERT MARK BOVARNICK
Matter: [Motion of the Debtor to Extend the Discharge Date to Permit the Debtor to File Her Reaffirmation Agreement with Respect to Her Mortgage Filed by Christine Sanni Represented by ROBERT MARK BOVARNICK \(Counsel\).](#)

7 **25-10007-PMM** **Christine Sanni** **CH 7**

Trustee: SEITZER

Moving: ROBERT MARK BOVARNICK

Opposing:

Debtor or Plaintiff Attorney: ROBERT MARK BOVARNICK

Matter: [Motion of the Debtor to Extend \(1\) the Discharge Date and \(2\) the Date for the Motion to Approve the Reaffirmation Agreement With Respect to Vehicle Filed by Christine Sanni Represented by ROBERT MARK BOVARNICK \(Counsel\).](#)

8 **24-14218-PMM** **Patricia A. Ervin** **CH 7**

Trustee: HOLBER

Moving: PAUL H. YOUNG

Opposing:

Debtor or Plaintiff Attorney: PAUL H. YOUNG

Matter: [Motion to Avoid Lien with Ally Bank Filed by Patricia A. Ervin Represented by PAUL H. YOUNG \(Counsel\).](#)

9 **24-14218-PMM** **Patricia A. Ervin** **CH 7**

Trustee: HOLBER

Moving: PAUL H. YOUNG

Opposing:

Debtor or Plaintiff Attorney: PAUL H. YOUNG

Matter: [Motion to Avoid Lien with Wilson Judgment Recovery Filed by Patricia A. Ervin Represented by PAUL H. YOUNG \(Counsel\).](#)

10 **24-14219-PMM** **Allen R Chacha** **CH 7**

Trustee: HOLBER

Moving: BRAD J. SADEK

Opposing:

Debtor or Plaintiff Attorney: BRAD J. SADEK

Matter: [Motion to Withdraw as Attorney for Debtor Filed by Brad J. Sadek Represented by BRAD J. SADEK \(Counsel\).](#)

11 **24-14609-PMM** **Troy A Goree and Ann Marie Goree** **CH 7**

Trustee: SHUBERT

Moving: CHRISTOPHER A. DENARDO

Opposing:

Debtor or Plaintiff Attorney: BRAD J. SADEK

Matter: [Motion to Approve The Loan Modification/ Partial Claim Mortgage Filed by Carrington Mortgage Services, LLC Represented by CHRISTOPHER A. DENARDO \(Counsel\).](#)

12 **25-10340-PMM** **Dawn Reilly** **CH 7**

Trustee: HOLBER

Moving: ALLEN B. DUBROFF

Opposing:

Debtor or Plaintiff Attorney: ALLEN B. DUBROFF

Matter: [Motion to Reconsider Dismissal of Case Filed by Dawn Reilly Represented by ALLEN B. DUBROFF \(Counsel\).](#)

13	25-10753-PMM	The Clinical Trial Center, LLC. Trustee: SHUBERT Moving: CHARLES A. MCCAULEY, III Opposing: Debtor or Plaintiff Attorney: WILLIAM D. SCHROEDER, JR Matter: Motion for 2004 Examination of Anita Cummins on behalf of the Debtor Filed by Adler Institute for Advanced Imaging LLC Represented by CHARLES A. MCCAULEY III(Counsel).	CH 7
14	25-10833-PMM	Pamela Clack Trustee: SEITZER Moving: Opposing: Debtor or Plaintiff Attorney: ProSe / None Matter: Order to Show Cause - failure to pay installments and file all schedules & statements.	CH 7
15	25-10880-PMM	William Phillip Graham, III Trustee: FELDMAN Moving: Opposing: Debtor or Plaintiff Attorney: ProSe / None Matter: Order to Appear and Show Cause Why this case should not be dismissed for failure to file required documents.	CH 7
16	25-10175-PMM	5630 Chestnut OZB LLC Trustee: HOLBER Moving: Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Emergency Petition to Enforce Automatic Stay and for Entry of Protective Order. Filed by Haytham Albizem Represented by Self(Counsel).	CH 7
17	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Emergency petition to enforce automatic stay and for entry of protective order. Filed by Haytham Albizem Represented by Self(Counsel).	CH 7
18	25-10481-PMM	Wissiming Medical Associates, LLC Trustee: HOLBER Moving: Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Emergency Petition to Enforce Automatic Stay and for Entry of Protective Order Filed by Haytham Albizem Represented by Self(Counsel).	CH 7
19	25-10482-PMM	Primary Health LLC Trustee: HOLBER Moving: Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Emergency Petition to Enforce Automatic Stay and for Entry of Protective Order Filed by Haytham Albizem Represented by Self(Counsel).	CH 7

20	25-10483-PMM	Elena Annopolsky MD, PC	CH 7
		Trustee: HOLBER	
		Moving:	
		Opposing:	
		Debtor or Plaintiff Attorney: JOHN EVERETT COOK	
		Matter: Emergency Petition to Enforce Automatic Stay and for entry of Protective Order Filed by Haytham Albizem Represented by Self(Counsel).	

21	25-10826-PMM	61 South Morton Avenue LLC	CH 11
		Moving:	
		Opposing:	
		Debtor or Plaintiff Attorney: JOHN EVERETT COOK	
		Matter: Emergency petition to enforce automatic stay and for entry of protective order Filed by Haytham Albizem Represented by Self(Counsel).	

22	19-12241-PMM	Chantel Deelva Pelaez Trustee: WEST Moving: BRANDON J PERLOFF Opposing: Debtor or Plaintiff Attorney: BRANDON J PERLOFF Matter: Motion to Approve Partial Claim Filed by Chantel Deelva Pelaez Represented by BRANDON J PERLOFF (Counsel).	CH 13
23	20-11100-PMM	Gretta P. Shortt-Oliver Trustee: WEST Moving: MICHELLE LEE Opposing: Debtor or Plaintiff Attorney: MICHELLE LEE Matter: Response to Certification of Default filed by Creditor U.S. Bank Trust National Association Filed by Gretta P. Shortt-Oliver (related document(s)103).	CH 13
24	21-12854-PMM	Christopher John Dambra Trustee: WEST Moving: STEPHEN R. STARKS Opposing: Debtor or Plaintiff Attorney: BRAD J. SADEK Matter: Motion for Relief from Stay 64 SHELTER LANE Levittown, Pennsylvania 19055.Filed by Freedom Mortgage Corporation Represented by STEPHEN R. STARKS (Counsel).	CH 13
25	22-10861-PMM	Kim Lindsay Trustee: WEST Moving: DENISE ELIZABETH CARLON Opposing: Debtor or Plaintiff Attorney: ROGER V. ASHODIAN Matter: Motion for Relief from Stay re: 1432 North 60th Street, Philadelphia, PA 19151.Filed by U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982) Represented by DENISE ELIZABETH CARLON (Counsel).	CH 13
26	23-12560-PMM	Craig Allen Stout and Heidi Sue Stout Trustee: WEST Moving: ALBERT J. SCARAFONE, JR. Opposing: Debtor or Plaintiff Attorney: ALBERT J. SCARAFONE, JR. Matter: Objection to Certification of Default filed by Creditor UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I Filed by Craig Allen Stout, Heidi Sue Stout (related document(s)43).	CH 13
27	23-12748-PMM	Michelle R. Tate Trustee: WEST Moving: KERI P EBECK Opposing: Debtor or Plaintiff Attorney: DAVID M. OFFEN Matter: Motion for Relief from Stay as to the 2021 Lexus RX350.Filed by Toyota Lease Trust Represented by KERI P EBECK (Counsel).	CH 13
28	23-13212-PMM	Brandon Jones Trustee: WEST	CH 13

Moving: MITCHELL LEE CHAMBERS, JR.
Opposing:
Debtor or Plaintiff Attorney: MITCHELL LEE CHAMBERS, JR.
Matter: [Motion to Determine Validity of Payment Change Filed by Brandon Jones Represented by MITCHELL LEE CHAMBERS JR.\(Counsel\).](#)

29 **23-13212-PMM** **Brandon Jones** **CH 13**

Trustee: WEST

Moving: KERI P EBECK

Opposing:

Debtor or Plaintiff Attorney: MITCHELL LEE CHAMBERS, JR.

Matter: [Motion for Relief from Stay as to 123 King Street, Pottstown, Pa 19464.Filed by Servbank, SB as attorney in fact for Plains Commerce Bank Represented by KERI P EBECK \(Counsel\).](#)

30 **24-00067-PMM** **Arnold's Office Furniture, LLC et al v. Borden** **†CH 13**

24-10196-pmm Ian M Borden

Moving:

Opposing:

Debtor or Plaintiff Attorney: DOUGLAS J. SMILLIE

Matter: [\(via Zoom - link on Order dated 03/26/2025\) Status Conference.](#)

31 **24-10359-PMM** **Basem Hamad** **CH 13**

Trustee: WEST

Moving: JOHN A. GAGLIARDI

Opposing:

Debtor or Plaintiff Attorney: JOHN A. GAGLIARDI

Matter: [Objection to Claim Number 11 by Claimant Toyota Motor Credit Corporation with request for valuation of security.. and Motion to Determine Secured Status Filed by Basem Hamad.](#)

32 **24-10573-PMM** **Autumn Stewart** **CH 13**

Trustee: WEST

Moving: ANTHONY A. FRIGO

Opposing:

Debtor or Plaintiff Attorney: ANTHONY A. FRIGO

Matter: [Objection to Certification of Default filed by Creditor AmeriCredit Financial Services, Inc. dba GM Financial Filed by Autumn Stewart \(related document\(s\)104\).](#)

33 **24-10644-PMM** **Maliam I. Morales** **CH 13**

Trustee: WEST

Moving: SHERRI DICKS

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Motion for Relief from Stay .Filed by WELLS FARGO BANK, N.A. Represented by SHERRI DICKS \(Counsel\).](#)

34 **24-10835-PMM** **Allana Taylor** **CH 13**

Trustee: WEST

Moving: MARIBETH THOMAS

Opposing:

Debtor or Plaintiff Attorney: ZACHARY PERLICK

Matter: [Motion for Relief from Stay .Filed by PNC Bank, N.A. Represented by MARIBETH THOMAS \(Counsel\).](#)

35 **24-11051-PMM** **Rosanna Cardone** **CH 13**

Trustee: WEST

Moving: JOSHUA I. GOLDMAN
Opposing:
Debtor or Plaintiff Attorney: PAUL H. YOUNG
Matter: [Motion for Relief from Stay regarding 2174 Henley Common, Holland, PA 18966-2933.in addition to Motion for Relief from Co-Debtor Stay regarding 2174 Henley Common, Holland, PA 18966-2933 Filed by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA16, Mortgage Pass-Through Certificates, Series 2006-OA16 as Represented by JOSHUA I. GOLDMAN \(Counsel\).](#)

36 **24-11059-PMM** **Jennifer L. McGuire** **CH 13**

Trustee: WEST

Moving: DANIELLE BOYLE-EBERSOLE

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Motion for Relief from Stay re: 2412 Memphis Street, Philadelphia, PA 19125.in addition to Motion for Relief from Co-Debtor Stay Filed by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES MO 2006-HE6, ASSET BACKED PASSTHROUGH CERTIFICATES, SERIES MO 2006- HE6 Represented by DANIELLE BOYLE-EBERSOLE \(Counsel\).](#)

37 **24-11691-PMM** **Joyce Jones** **CH 13**

Trustee: WEST

Moving: MICHELLE LEE

Opposing:

Debtor or Plaintiff Attorney: MICHELLE LEE

Matter: [Objection to Claim Number 5 by Claimant Pennsylvania Department of Revenue Filed by Joyce Jones.](#)

38 **24-11959-PMM** **Aldonette Moore-Foster** **CH 13**

Trustee: WEST

Moving: LEON P. HALLER

Opposing:

Debtor or Plaintiff Attorney: BRAD J. SADEK

Matter: [Motion for Relief from Stay for property located at 5733 Tackawanna Street, Philadelphia, PA 19135.Filed by Pennsylvania Housing Finance Agency Represented by LEON P. HALLER \(Counsel\).](#)

39 **24-12155-PMM** **Eric Lamback** **CH 13**

Trustee: WEST

Moving: ALBERT J. SCARAFONE, JR.

Opposing:

Debtor or Plaintiff Attorney: ALBERT J. SCARAFONE, JR.

Matter: [Application to Employ KW Empower \(Dereck Fulforth\) as Realtor Filed by Eric Lamback Represented by ALBERT J. SCARAFONE JR.\(Counsel\).](#)

40 **24-12305-PMM** **Judy H. Pyon** **CH 13**

Trustee: WEST

Moving: ANGELA CATHERINE PATTISON

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Motion for Relief from Stay re property address 1010 Race Street, 2J, 2J, Philadelphia, PA 19107.Filed by NewRez LLC d/b/a Shellpoint Mortgage Servicing Represented by ANGELA CATHERINE PATTISON \(Counsel\).](#)

41	24-12703-PMM	Terrill L Brown Trustee: WEST Moving: EMMANUEL J. ARGENTIERI Opposing: Debtor or Plaintiff Attorney: BRAD J. SADEK Matter: Motion for Relief from Stay .Filed by BRAVO Residential Funding Trust 2022-RPL1 Represented by EMMANUEL J. ARGENTIERI (Counsel).	CH 13
42	24-13346-PMM	Brian Jay Baum Trustee: WEST Moving: Opposing: Debtor or Plaintiff Attorney: ANTHONY A. FRIGO Matter: Order to Show Cause why the Application should not be denied and fees disgorged.	CH 13
43	24-13959-PMM	Anna Marie Parkinson Trustee: WEST Moving: ANDREW L. SPIVACK Opposing: Debtor or Plaintiff Attorney: Gregory Richard Weyer Matter: Motion for Relief from Stay 9234 Woodenbridge Rd, Philadelphia, PA 19114.in addition to Motion for Relief from Co-Debtor Stay Filed by Freedom Mortgage Corporation Represented by ANDREW L. SPIVACK (Counsel).	CH 13
44	24-14041-PMM	Sandra Horsey Trustee: WEST Moving: ROBERT BRIAN SHEARER Opposing: Debtor or Plaintiff Attorney: ZACHARY PERLICK Matter: Motion for Relief from Stay .Filed by The Bank of New York Mellon As Co-Trustee for Mortgage Equity Conversion Asset Trust 2010-1 Represented by ROBERT BRIAN SHEARER (Counsel).	CH 13
45	24-14171-PMM	Dominic Anthony D'Acciaro Trustee: WEST Moving: Opposing: Debtor or Plaintiff Attorney: ROBERT EDWARD ANGST Matter: Order to show cause why this case should not be dismissed as a bad faith filing and the debtor barred for one year.	CH 13
46	24-14171-PMM	Dominic Anthony D'Acciaro Trustee: WEST Moving: ROBERT BRIAN SHEARER Opposing: Debtor or Plaintiff Attorney: ROBERT EDWARD ANGST Matter: Motion for Relief from Stay for property located at 32 Meadow Lane Pottstown, PA 19465.Filed by AMERIHOMES MORTGAGE COMPANY, LLC Represented by ROBERT BRIAN SHEARER (Counsel).	CH 13
47	24-14179-PMM	Michael R. Hopper, II Trustee: WEST	CH 13

Moving: ROGER FAY
Opposing:
Debtor or Plaintiff Attorney: PAUL H. YOUNG
Matter: [Motion for Relief from Stay Re: 7 Sandy Drive, Morrisville, PA 19067.Filed by ServiceMac, LLC Represented by ROGER FAY \(Counsel\).](#)

48 **24-14237-PMM** **Lorelie Tud Au** **CH 13**

Trustee: WEST

Moving: KAITLIN D. SHIRE

Opposing:

Debtor or Plaintiff Attorney: CHRISTOPHER G. CASSIE

Matter: [Motion to Allow Claims Filed by MEB Loan Trust VI, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee Represented by KAITLIN D. SHIRE \(Counsel\).](#)

49 **24-14349-PMM** **Jacquelyn Owens** **CH 13**

Trustee: WEST

Moving: ANDREW L. SPIVACK

Opposing:

Debtor or Plaintiff Attorney: BRAD J. SADEK

Matter: [Motion for Relief from Stay 635 Keely Court Philadelphia, Pennsylvania 19128.Motion for Relief from Co-Debtor Stay Filed by Freedom Mortgage Corporation Represented by ANDREW L. SPIVACK \(Counsel\).](#)

50 **24-14465-PMM** **Mohammad S Sheikh** **CH 13**

Trustee: WEST

Moving: ANDREW L. SPIVACK

Opposing:

Debtor or Plaintiff Attorney: JEANNE MARIE CELLA

Matter: [Motion for Relief from Stay 7517 Parkview Rd, Upper Darby, PA 19082.Filed by Santander Bank Represented by ANDREW L. SPIVACK \(Counsel\).](#)

51 **25-10087-PMM** **Kelly Tucci** **CH 13**

Trustee: WEST

Moving: DAVID BANKS

Opposing:

Debtor or Plaintiff Attorney: PAUL H. YOUNG

Matter: [First Motion for Relief from Stay .Filed by Susann Schweitzer, Edwin Schweitzer Represented by DAVID BANKS \(Counsel\).](#)

52 **25-10881-PMM** **Rose Marie A Drydgen** **CH 13**

Trustee: WEST

Moving:

Opposing:

Debtor or Plaintiff Attorney: ProSe / None

Matter: [Order to show cause why this case should not be dismissed as a bad faith filing and the debtor barred for one year.](#)

53 **25-11079-PMM** **Mamye Fitzgerald** **CH 13**

Trustee: WEST

Moving: MICHAEL A. CATALDO

Opposing:

Debtor or Plaintiff Attorney: MICHAEL A. CATALDO

Matter: [Motion to Extend Automatic Stay Filed by Mamye Fitzgerald Represented by MICHAEL A. CATALDO \(Counsel\).](#)

54	25-11137-PMM	Emily Mercer Conmy Trustee: WEST Moving: MICHELE PEREZ CAPILATO Opposing: Debtor or Plaintiff Attorney: MICHELE PEREZ CAPILATO Matter: Motion to Extend Automatic Stay Filed by Emily Mercer Conmy Represented by MICHELE PEREZ CAPILATO (Counsel).	CH 13
55	25-10133-PMM	Stephen C Harvey Trustee: WEST Moving: BRAD J. SADEK Opposing: Debtor or Plaintiff Attorney: BRAD J. SADEK Matter: Motion to Approve New Debt Filed by Stephen C Harvey Represented by BRAD J. SADEK (Counsel).	CH 13
