

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

Honorable Patricia M. Mayer

Wednesday, May 21, 2025

Courtroom #3

09:30 AM

Courtroom #3
900 Market Street
Philadelphia, PA 19107

2	24-00080-PMM	Brennan et al v. Lukens	†CH 7
		24-10522-pmm Nicholas M. Lukens	
		Moving:	
		Opposing:	
		Debtor or Plaintiff Attorney: JOSEPH M. GAREMORE	
		GARY S. AUERBACH	
		JULIE F. MONTGOMERY	
		Matter: Status Conference upon consideration of the delay in the pending mediation.	
3	24-12012-PMM	DCS Janitorial, LLC a/k/a Dallas Cleaning Services	CH 11
		Trustee: MOGAVERO, ESQ.	
		Moving: MAGGIE S SOBOLESKI	
		Opposing:	
		Debtor or Plaintiff Attorney: MAGGIE S SOBOLESKI	
		Matter: Confirmation Hearing	
4	24-13262-PMM	G & T 5206 Investments	CH 11
		Trustee: SMITH MILLER, ESQ.	
		Moving: MAGGIE S SOBOLESKI	
		Opposing:	
		Debtor or Plaintiff Attorney: MAGGIE S SOBOLESKI	
		Matter: Motion to Determine Value of Property Filed by G & T 5206 Investments Represented by MAGGIE S SOBOLESKI (Counsel).	
5	24-13262-PMM	G & T 5206 Investments	CH 11
		Trustee: SMITH MILLER, ESQ.	
		Moving: MAGGIE S SOBOLESKI	
		Opposing:	
		Debtor or Plaintiff Attorney: MAGGIE S SOBOLESKI	
		Matter: Confirmation Hearing	
6	24-13283-PMM	First States Realty Corp., LLC	CH 11
		Trustee: Furtek	
		Moving: RONALD S. GELLERT	
		Opposing:	
		Debtor or Plaintiff Attorney: RONALD S. GELLERT	
		Matter: Confirmation Hearing	

7	24-13582-PMM	Tires Rims and Parts, LLC Trustee: Furtek Moving: DIMITRI L. KARAPELOU Opposing: Debtor or Plaintiff Attorney: DIMITRI L. KARAPELOU Matter: Confirmation Hearing	CH 11
8	24-14263-PMM	Richard Charles Bannon, II Trustee: HOLBER Moving: Opposing: Debtor or Plaintiff Attorney: ProSe / None Matter: Order to Appear and Show Cause why this case should not be dismissed for debtors failure to appear at two scheduled 341 meeting of creditors.	CH 7
9	24-14410-PMM	The Tree Connection, LLC Moving: ANNE M. AARONSON Opposing: Debtor or Plaintiff Attorney: THOMAS DANIEL BIELLI Matter: Motion for Relief from Stay by PNC Bank, National Association to Exercise Rights Against Collateral Accounts and Rights of Setoff.Filed by PNC BANK, NATIONAL ASSOCIATION Represented by ANNE M. AARONSON (Counsel).	CH 11
10	24-14410-PMM	The Tree Connection, LLC Moving: THOMAS DANIEL BIELLI Opposing: Debtor or Plaintiff Attorney: THOMAS DANIEL BIELLI Matter: Motion to Approve Disclosure Statement -- Debtors Motion for Approval of Disclosure Statement and for the Fixing of Dates for the Filing of Acceptances, Rejections or Objections to the Plan of Reorganization --. Filed by The Tree Connection, LLC Represented by THOMAS DANIEL BIELLI (Counsel).	CH 11
11	24-14410-PMM	The Tree Connection, LLC Moving: THOMAS DANIEL BIELLI Opposing: Debtor or Plaintiff Attorney: THOMAS DANIEL BIELLI Matter: Motion for Turnover of Property -- Motion of The Tree Connection, LLC to Compel PNC Bank, National Association to Turn Over Property of the Estate Pursuant to 11 U.S.C. 542 -- Filed by The Tree Connection, LLC Represented by THOMAS DANIEL BIELLI (Counsel).	CH 11
12	25-00132-PMM	Kao v. Aidvantage 24-14482-pmm Philip Chihua Kao Moving: Phillip Kao Opposing: Debtor or Plaintiff Attorney: ProSe / None Matter: Adversary case 25-00132. Complaint by Phillip Kao against Aidvantage .	†CH 7
13	24-14629-PMM	Thomas Gill Trustee: SEITZER Moving: ROBERT W. SEITZER Opposing: Debtor or Plaintiff Attorney: JAMES P. MCGARRITY Matter: Motion For Contempt of the Court Order dated March 20, 2025 [D.I. 31] and Granting Related Relief Filed by ROBERT W. SEITZER Represented by ROBERT W. SEITZER	CH 7

(Counsel).

14	25-10175-PMM	5630 Chestnut OZB LLC Trustee: HOLBER Moving: JOHN EVERETT COOK Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Application to Employ Jeneen Connell as Realtor Filed by 5630 Chestnut OZB LLC Represented by JOHN EVERETT COOK (Counsel).	CH 7
15	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: JOHN EVERETT COOK Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Amended Motion to Appoint Professional Filed by Chestnut Med LP Represented by JOHN EVERETT COOK (Counsel).	CH 7
16	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: WILLIAM J. BURNETT Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Motion to Compel and for Sanctions Filed by ROBERT H. HOLBER Represented by WILLIAM J. BURNETT (Counsel).	CH 7
17	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: WILLIAM J. BURNETT Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Motion FOR LIMITED AUTHORITY TO OPERATE PURSUANT TO 11 U.S.C. 721 AND EXTEND TIME TO ASSUME OR REJECT LEASE PURSUANT TO 11 U.S.C. 365(d)(1) and (4) Filed by ROBERT H. HOLBER Represented by WILLIAM J. BURNETT (Counsel).	CH 7
18	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: JENNY R. KASEN Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Motion to Dismiss Case. pursuant to Bankruptcy Code Sections 305(a)(1) and 707(a) Filed by Farrah Alimam Represented by JENNY R. KASEN (Counsel).	CH 7
19	25-10176-PMM	Chestnut Med LP Trustee: HOLBER Moving: JENNY R. KASEN Opposing: Debtor or Plaintiff Attorney: JOHN EVERETT COOK Matter: Motion for Relief from Stay .Filed by Farrah Alimam Represented by JENNY R. KASEN (Counsel).	CH 7
20	25-10325-PMM	Ernest Gozman Trustee: SEITZER	CH 7

Moving:
Opposing:
Debtor or Plaintiff Attorney: PAUL H. YOUNG
Matter: [Reaffirmation Agreement Between Debtor and Santander Consumer USA Inc. Filed by Santander Consumer USA Inc..](#)

21 **25-10442-PMM** **Laura F. Traynham** **CH 7**

Trustee: FELDMAN

Moving: ROBERT BRIAN SHEARER

Opposing:

Debtor or Plaintiff Attorney: DANIEL P. MUDRICK

Matter: [Motion for Relief from Stay for property located at 6 Hampton Terrace, Bala Cynwyd, Pennsylvania 19004. Filed by U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trus Represented by ROBERT BRIAN SHEARER \(Counsel\).](#)

22 **25-10538-PMM** **Jalil Burnett** **CH 7**

Trustee: HOLBER

Moving: MITCHELL LEE CHAMBERS, JR.

Opposing:

Debtor or Plaintiff Attorney: MITCHELL LEE CHAMBERS, JR.

Matter: [Reaffirmation Agreement Between Debtor and Capital One Auto Finance Filed by MITCHELL LEE CHAMBERS JR. on behalf of Jalil Burnett.](#)

23 **25-10618-PMM** **Radasia Wise** **CH 7**

Trustee: SHUBERT

Moving:

Opposing:

Debtor or Plaintiff Attorney: ProSe / None

Matter: [Pro se Reaffirmation Agreement Between Debtor and American Honda Finance Corporation Filed by AMERICAN HONDA FINANCE CORPORATION.](#)

24 **25-10753-PMM** **The Clinical Trial Center, LLC.** **CH 7**

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\(Counsel\).](#)

25 **25-10753-PMM** **The Clinical Trial Center, LLC.** **CH 7**

Trustee: SHUBERT

Moving: JOHN HENRY SCHANNE

Opposing:

Debtor or Plaintiff Attorney: WILLIAM D. SCHROEDER, JR

Matter: [Motion Of The United States Trustee For Determination of Whether The Appointment Of A Patient Care Ombudsman Is Necessary In This Case Filed by United States Trustee Represented by JOHN HENRY SCHANNE \(Counsel\).](#)

26 **25-10760-PMM** **Junior A German** **CH 7**

Trustee: SHUBERT

Moving: MICHAEL J. SHAVEL
Opposing:
Debtor or Plaintiff Attorney: ALEXANDER G. TUTTLE
Matter: [Motion for Relief from Stay re property address 35 Valley Rd, Levittown, PA 19057. Filed by NewRez LLC d/b/a Shellpoint Mortgage Servicing Represented by MICHAEL J. SHAVEL \(Counsel\).](#)

27 **25-11082-PMM** **Mary K. Lacey** **CH 7**

Trustee: SEITZER

Moving: Stephen Franks

Opposing:

Debtor or Plaintiff Attorney: ZACHARY PERLICK

Matter: [Motion for Relief from Stay and Motion for In Rem Relief on First Mortgage for Real Property located at 209 First Ave, Broomall, PA 19008. Filed by US Bank Trust National Association Represented by Stephen Franks \(Counsel\).](#)

28 **25-11605-PMM** **Fleet Rents LLC** **CH 11**

Trustee: Furtek

Moving: RONALD S. GELLERT

Opposing:

Debtor or Plaintiff Attorney: RONALD S. GELLERT
HOLLY SMITH MILLER

Matter: [Motion to Reject Lease or Executory Contract Effective as of the Petition Date Filed by Fleet Rents LLC Represented by RONALD S. GELLERT \(Counsel\).](#)

29	07-13016-PMM	Cheryl A. Lomax Trustee: MILLER, Esq. Moving: Opposing: Debtor or Plaintiff Attorney: WAYNE R. CROMIE Matter: Motion for Return of Unclaimed Funds in the Amount of: .16 Filed by Sylvester Cuffy Represented by Self(Counsel).	CH 13
30	21-11945-PMM	Patrick Hensel and Jenna Mercadante Trustee: WEST Moving: MICHELLE J. CUNNINGHAM Opposing: Debtor or Plaintiff Attorney: LAWRENCE S. RUBIN Matter: Motion for Relief from the Automatic Stay Filed by Charlestown Oaks Homeowners Association Represented by MICHELLE J. CUNNINGHAM (Counsel).	CH 13
31	22-10175-PMM	Scott D. Montague Trustee: WEST Moving: JOHN ERIC KISHBAUGH, I Opposing: Debtor or Plaintiff Attorney: VAUGHN A. BOOKER Matter: Motion for Relief from Stay re: 442 Brookside Avenue, Lower Gwynedd, PA, 19002.Motion for Relief from Co-Debtor Stay Twyla D. Montague Filed by U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage-Backed Notes, Series 2021-NR2 Represented by JOHN ERIC KISHBAUGH I(Counsel).	CH 13
32	23-10802-PMM	Christopher R. Kreamer Trustee: WEST Moving: Stephen Franks Opposing: Debtor or Plaintiff Attorney: MICHAEL W. GALLAGHER Matter: Motion for Relief from Stay on First Mortgage for Real Property located at 507 Columbia Avenue, Lansdale, PA 19446.in addition to Motion for Relief from Co-Debtor Stay as to Julie A. Kreamer on First Mortgage for Real Property located at 507 Columbia Avenue, Lansdale, PA 19446 Filed by Wilmington Savings Fund Society, FSB Represented by Stephen Franks (Counsel).	CH 13
33	23-13073-PMM	Kara Sykes Trustee: WEST Moving: PAUL H. YOUNG Opposing: Debtor or Plaintiff Attorney: PAUL H. YOUNG Matter: Objection to Claim Number 9 by Claimant M & T Bank. Filed by Kara Sykes.	CH 13
34	23-13078-PMM	Dale W. Thorpe Trustee: WEST Moving: ROGER V. ASHODIAN Opposing: Debtor or Plaintiff Attorney: ROGER V. ASHODIAN Matter: Objection to Claim Number 3 by Claimant JPMorgan Chase Bank, National Association. Filed by Dale W. Thorpe.	CH 13
35	23-13472-PMM	Caroline Q. Ligi	CH 13

Trustee: WEST

Moving: MICHELLE L. MCGOWAN

Opposing:

Debtor or Plaintiff Attorney: VAUGHN A. BOOKER

Matter: [Motion for Relief from Stay 620 Hibberd Ave, Collingdale, Pennsylvania, 19023.](#) Filed by U.S. Bank Trust National Association Represented by MICHELLE L. MCGOWAN (Counsel).

36 **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).

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 **24-11821-PMM** **Clifton Lamont Connelly** **CH 13**

Trustee: WEST

Moving: DAVID M. OFFEN

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Objection to Claim Number 1 by Claimant Wells Fargo Bank, N.A..](#) Filed by Clifton Lamont Connelly.

39 **24-11821-PMM** **Clifton Lamont Connelly** **CH 13**

Trustee: WEST

Moving: Stephen Franks

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Motion for Relief from Stay .](#) in addition to Motion for Relief from Co-Debtor Stay Filed by WELLS FARGO BANK, N.A. Represented by Stephen Franks (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 **24-12847-PMM** **Marie O. Hightower** **CH 13**

Trustee: WEST

Moving: WILLIAM EDWARD CRAIG

Opposing:

Debtor or Plaintiff Attorney: MICHELLE LEE

Matter: [Motion for Relief from Stay RE: 2017 Mercedes-Benz GLA 250.](#)Filed by Credit Acceptance Corporation Represented by WILLIAM EDWARD CRAIG (Counsel).

42	24-13143-PMM	Stephanie Andrilla Trustee: WEST Moving: DANIELLE BOYLE-EBERSOLE Opposing: Debtor or Plaintiff Attorney: ZACHARY PERLICK Matter: Motion for Relief from Stay re: 1033 Federal Street, Philadelphia, PA 19147.in addition to Motion for Relief from Co-Debtor Stay Filed by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust Represented by DANIELLE BOYLE-EBERSOLE (Counsel).	CH 13
43	24-13389-PMM	William Steven Stanaitis and Penny Mifflin Stanaitis Trustee: WEST Moving: STEFAN RICHTER Opposing: Debtor or Plaintiff Attorney: JOSEPH L QUINN Matter: Motion for Relief from Stay .Filed by Heather Glen Homeowners Association Represented by STEFAN RICHTER (Counsel).	CH 13
44	24-13973-PMM	Dammon M. Everett Trustee: WEST Moving: MICHAEL J. SHAVEL Opposing: Debtor or Plaintiff Attorney: ZACHARY PERLICK Matter: Motion for Relief from Stay 1816 S. Alden St, Philadelphia, PA 19143. Filed by BSI Financial Services as servicer for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner Trustee of Residential Credit Opportunities Trust II Represented by MICHAEL J. SHAVEL (Counsel).	CH 13
45	24-13973-PMM	Dammon M. Everett Trustee: WEST Moving: MICHAEL J. SHAVEL Opposing: Debtor or Plaintiff Attorney: ZACHARY PERLICK Matter: Motion for Relief from Stay 5915 Chester Avenue, Philadelphia, PA 19143. Filed by Wilmington Savings Fund Society, FSB dba Christiana Trust, not in its individual capacity but solely as owner Trustee of Residential Credit Opportunities Trust II Represented by MICHAEL J. SHAVEL (Counsel).	CH 13
46	24-13975-PMM	Albert J Anderson, IV and Laura D Anderson Trustee: WEST Moving: SHERRI DICKS Opposing: Debtor or Plaintiff Attorney: BRAD J. SADEK Matter: Motion for Relief from Stay for property located at 3815 Nedla Road, Philadelphia, Pennsylvania 19154. Filed by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 Represented by SHERRI DICKS (Counsel).	CH 13
47	24-14041-PMM	Sandra Horsey Trustee: WEST	CH 13

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 \(Counsel\).](#)

48 **24-14055-PMM** **Wayne Sampson Cooper, Jr. and Stephanie Anne Cooper** **CH 13**

Trustee: WEST

Moving: DENISE ELIZABETH CARLON

Opposing:

Debtor or Plaintiff Attorney: BRAD J. SADEK

Matter: [Motion for Relief from Stay re: 135 Glenwood Avenue, Collegeville, PA, 19426.Filed by AMERIHOME MORTGAGE COMPANY, LLC Represented by DENISE ELIZABETH CARLON \(Counsel\).](#)

49 **24-14103-PMM** **Jacqueline Dasha Mason** **CH 13**

Trustee: WEST

Moving:

Opposing:

Debtor or Plaintiff Attorney: DEAN W. BABLER

Matter: [Order to Appear and Show Cause why Dean W. Babler Esquire fees in this case should not be disgorged..](#)

50 **24-14103-PMM** **Jacqueline Dasha Mason** **CH 13**

Trustee: WEST

Moving: KENNETH E. WEST

Opposing:

Debtor or Plaintiff Attorney: DEAN W. BABLER

Matter: [Motion to Dismiss Case. Filed by KENNETH E. WEST Represented by KENNETH E. WEST \(Counsel\).](#)

51 **24-14231-PMM** **Yousaf Masih** **CH 13**

Trustee: WEST

Moving: WILLIAM EDWARD CRAIG

Opposing:

Debtor or Plaintiff Attorney: DAVID M. OFFEN

Matter: [Motion for Relief from Stay .Motion for Relief from Co-Debtor Stay RE: 2017 Nissan Rogue Filed by Santander Consumer USA Inc. Represented by WILLIAM EDWARD CRAIG \(Counsel\).](#)

52 **24-14447-PMM** **Raheemah Beyah** **CH 13**

Trustee: WEST

Moving: MICHAEL D. SAYLES

Opposing:

Debtor or Plaintiff Attorney: MICHAEL D. SAYLES

Matter: [Motion to Determine Value of Property \(re: 2017 Jeep Grand Cherokee\) Filed by Raheemah Beyah Represented by MICHAEL D. SAYLES \(Counsel\).](#)

53 **24-14447-PMM** **Raheemah Beyah** **CH 13**

Trustee: WEST

Moving: LAUREN MOYER

Opposing:

Debtor or Plaintiff Attorney: MICHAEL D. SAYLES

Matter: [Motion for Relief from Stay re: 5748 Woodcrest Avenue, Philadelphia, PA 19131.in](#)

54	24-14447-PMM	Raheemah Beyah Trustee: WEST Moving: MICHAEL D. SAYLES Opposing: Debtor or Plaintiff Attorney: MICHAEL D. SAYLES Matter: Motion to Determine Value of Property (re: 2018 Dodge Ram 1500 Regular Cab) Filed by Raheemah Beyah Represented by MICHAEL D. SAYLES (Counsel).	CH 13
55	25-10087-PMM	Kelly Tucci 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).	CH 13
56	25-10375-PMM	Bernard E. Tisdale Trustee: WEST Moving: Elizabeth Trachtman Opposing: Debtor or Plaintiff Attorney: PAUL H. YOUNG Matter: Motion for Relief from Stay re: 2011 Cadillac CTS.Filed by Ally Bank Represented by Elizabeth Trachtman (Counsel).	CH 13
57	25-10519-PMM	Robert G. Bushman Trustee: WEST Moving: WILLIAM EDWARD CRAIG Opposing: Debtor or Plaintiff Attorney: PAUL H. YOUNG Matter: Motion for Relief from Stay .Motion for Relief from Co-Debtor Stay RE: 2022 Chevrolet Equinox Filed by ACAR Leasing LTD dba GM Financial Leasing Represented by WILLIAM EDWARD CRAIG (Counsel).	CH 13
58	25-11029-PMM	Brian C Gardner and Ashley Gardner Trustee: WEST Moving: MICHAEL J. SHAVEL Opposing: Debtor or Plaintiff Attorney: MATTHEW LAZARUS Matter: Motion for Relief from Stay re property address 704 Clymer Lane, Ridley Park, PA 19078-1311.Filed by WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 Represented by MICHAEL J. SHAVEL (Counsel).	CH 13