

Rochester City Court

Housing Court Room: Courtroom 3 - Hall of Justice

Friday, March 01, 2024

Tanya Conley

Clerk/Officer: _____

Reporter: _____

Call Times: 1st Call _____ 2nd Call _____ 3rd Call _____

Housing Court * Room: Courtroom 3 - Hall of Justice * Tanya Conley * 9:30 AM

(1) LT-001126-24/RO Conference
SEALED

**Boylan Code LLP*

(2) LT-001127-24/RO Conference
SEALED

**Boylan Code LLP*

(3) LT-007721-23/RO Conference

(P) Tryon Park Apartments, Inc. **Paul M. Aloï*
VS.

(R) Eric Butler **Self-Represented*

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 172 Tryon Estates Apt. 172, Rochester, NY 14609-

(4) LT-007850-23/RO Conference

(P) Tanis Holdings LLC **Paul M. Aloï*
VS.

(R) Montreal Hernandez **Legal Aid Society - Rochester*

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 320 Buffalo Rd, Apt. 1B, Rochester, NY 14611-

(5) LT-008068-23/RO Conference - Hearing

(P) Jerome C. Dixon **Paul M. Aloï*
VS.

(R) Chaundra Brown **Legal Aid Society - Rochester*

(R) Jakhai Rutledge

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 231 Marlborough Road, Rochester, NY 14619-

(6) LT-001188-24/RO Conference

(P) Sherrie Lee Livecchi **Paul M. Aloï*
VS.

(R) Nathaniel Rollins

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 366 Grand Avenue, Apt. 5, Rochester, NY 14605-

(7) LT-001189-24/RO Conference

(P) JDW Rental Properties, LLC *Paul M. Aloi
VS.

(R) Christina Bulluck

(R) Phillip Bulluck

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 484 Caroline Street, Rochester, NY 14620-

(8) LT-001224-24/RO Conference

(P) FGB Plymouth LLC *Paul M. Aloi
VS.

(R) Latresha Green

Property Address(es): 1126 Dewey Avenue, #208, Rochester, NY 14613-

(9) LT-001253-24/RO Conference

(P) Tri Veterans Housing LLC *Paul M. Aloi
VS.

(R) Terrell Nelson

(R) John Doe

(R) Jane Doe

Property Address(es): 10-E Ramona Park, Rochester, NY 14615-

(10) LT-001258-24/RO Conference

(P) Seneca Towers Inc. *Paul M. Aloi
VS.

(R) Kevin Thomas

(R) John Doe

(R) Jane Doe

Property Address(es): 200 Seth Green Drive, Apt. 1326, Rochester, NY 14621-

(11) LT-001211-24/RO Conference

(P) Stanley Thomas *Friedman & Ranzenhofer, P.C.
VS.

(R) Susan Quaresimo

(R) Jada Quaresimo

(R) John Doe

Property Address(es): 71 Rutter Street, Rochester, NY 14606-

(12) LT-000347-24/RO Conference

(P) E.L. Tower Housing Development Fund *Lacy Katzen LLP
VS.

(R) Marlon Leon *Self-Represented

Property Address(es): 500 South Avenue, 6J, Rochester, NY 14620-

(13) LT-000488-24/RO Conference

(P) Teoronto Block Housing Development *Lacy Katzen LLP
VS.

(R) Dynasty Buggs *Self-Represented

Property Address(es): 392 State Street, Apt. #34, Rochester, NY 14608-

(14) LT-000421-24/RO Conference

(P) Pinnacle Housing Development Fund *Miraglia & Company, P.C.
VS.

(R) Gwendolyn Spann *Self-Represented

Property Address(es): 919 Clinton Avenue, South Apt. 410, Rochester, NY 14620-

(15) LT-000422-24/RO Conference

(P) Pinnacle Housing Development Fund *Miraglia & Company, P.C.
VS.

(R) Tony Taylor *Self-Represented

Property Address(es): 919 Clinton Avenue, South Apt. 1340, Rochester, NY 14620-

(16) LT-000423-24/RO Conference

(P) Housing Opportunities Housing *Miraglia & Company, P.C.
VS.

(R) Kiara Baker

Property Address(es): 126 Bernard Street, Rochester, NY 14621-

(17) LT-000426-24/RO Conference

(P) Niagara Place LP *Miraglia & Company, P.C.
VS.

(R) Yashira Rios

(R) Juan Vega-Alvarez
(Spanish)

Property Address(es): 326 North Union Street, Rochester, NY 14605-

(18) LT-000432-24/RO Conference

(P) Patrick Barber *Miraglia & Company, P.C.
(P) Alexander Barber *Miraglia & Company, P.C.
VS.

(R) Marlinda Nesmith

Property Address(es): 55 Yarmouth Road, Rochester, NY 14610-

(19) LT-007560-23/RO Conference

(P) Renpro, LLC *John Nacca
VS.

(R) Anna Vinci

(R) Philip Vinci

Property Address(es): 526 Emerson St, Apt 4, Rochester, NY 14613-

(20) LT-007578-23/RO Conference

(P) Roc City Rentals LLC *John Nacca
VS.

(R) Sharia Renford *Self-Represented

Property Address(es): 19 Grand Avenue #6, Rochester, NY 14609-

(21) LT-007580-23/RO Conference
(P) Christopher Crotty *John Nacca
(P) Fumie Shimizu-Crotty *John Nacca
VS.
(R) Jackie Ficklin *Self-Represented
Property Address(es): 2 Ludwig Park, Rochester, NY 14621-

(22) LT-000990-24/RO Conference
(P) BW-2.0 LLC *John Nacca
VS.
(R) Victoria Mitchell
Property Address(es): 127 Selye Ter Upper, Rochester, NY 14613-

(23) LT-000991-24/RO Conference
(P) Nader Zreek *John Nacca
VS.
(R) Tina L. Thompson
(R) Steven O. Rodriguez
Property Address(es): 3 Hopkins St, Rochester, NY 14611-

(24) LT-000992-24/RO Conference
(P) Badra Realty LLC *John Nacca
VS.
(R) Abdullahi A. Muya
Property Address(es): 98 Lime St, Back, Rochester, NY 14606-

(25) LT-000993-24/RO Conference
(P) Honest Properties LLC *John Nacca
VS.
(R) Maria A Rodriguez Quezada
Property Address(es): 9 Welstead Place, Rochester, NY 14613-

(26) LT-000994-24/RO Conference
(P) Portland Realty, LLC *John Nacca
VS.
(R) Candice Harris
Property Address(es): 467-469 West Avenue, Unit 3, Rochester, NY 14611-

(27) LT-000995-24/RO Conference
(P) Lynn's Place, LP *John Nacca
VS.
(R) Stephanie Martin
Property Address(es): 1340 Portland Avenue #201, Rochester, NY 14621-

(28) LT-000996-24/RO Conference
(P) Dewey Ave Holdings LLC *John Nacca
VS.
(R) Terry Forbes
Property Address(es): 2614 Dewey Ave, D, Rochester, NY 14616-

(29) LT-000997-24/RO Conference
(P) Barbara Manor Real Estate LLC *John Nacca
(P) Mt. Read Holdings LLC *John Nacca
VS.
(R) Yolanda Porter
(R) Earnest Porter
Property Address(es): 1035 Emerson St, Apt B, Rochester, NY 14606-

(30) LT-000998-24/RO Conference
(P) Barbara Manor Real Estate LLC *John Nacca
(P) Mt. Read Holdings LLC *John Nacca
VS.
(R) Caitlin Guck
(R) Bryce Omans
Property Address(es): 1039 Emerson St, Apt B, Rochester, NY 14606-

(31) LT-000999-24/RO Conference
(P) Resolute NY 2018 LLC *John Nacca
VS.
(R) Keyonte Carree
Property Address(es): 60 Resolute Circle Apt #303C, Rochester, NY 14621-

(32) LT-001000-24/RO Conference
(P) Christopher J. Valerio *John Nacca
VS.
(R) Porshia Riley
Property Address(es): 692 Campbell St, Rochester, NY 14611-

(33) LT-001001-24/RO Conference
(P) Eryca Strong *John Nacca
(P) Victor Strong *John Nacca
VS.
(R) Betty Lou Dempleton
Property Address(es): 31 Angle Street, Rochester, NY 14606-

(34) LT-001002-24/RO Conference
(P) REO Holdings 155 LLC *John Nacca
VS.
(R) Devin Coleman
Property Address(es): 155 St. Paul Street Unit 402, Rochester, NY 14604-

(35) LT-001003-24/RO Conference
(P) REO Holding LLC *John Nacca
VS.
(R) Jayshawna Israel
Property Address(es): 1584 East Main Street Unit #1, Rochester, NY 14609-

- (36) LT-001004-24/RO Conference
(P) Valhalla Property Ventures LLC *John Nacca
VS.
(R) Lashonda Jones
Property Address(es): 142 Electric Avenue, Rochester, NY 14613-
- (37) LT-001156-24/RO Conference
(P) RESF LLC *O'Toole Law Firm PLLC
VS.
(R) Sarah Gaines
(R) Sande Gaines
Property Address(es): 156 Marne Street, Rochester, NY 14609-
- (38) LT-001157-24/RO Conference
(P) Bertram Gamory *O'Toole Law Firm PLLC
VS.
(R) Kenya Fields
Property Address(es): 92 Ravine Avenue, Apt Upper, Rochester, NY 14613-
- (39) LT-000235-24/RO Conference
(P) Lake Ravine, LLC *Trevett Cristo P.C.
VS.
(R) Regina Walls *Legal Assistance of Western New
Property Address(es): 582 Lake Avenue, Apt. 46-46822, Rochester, NY 14613-
- (40) LT-000237-24/RO Conference
(P) Lake Ravine, LLC *Trevett Cristo P.C.
VS.
(R) Tiarra Anderson *Self-Represented
Property Address(es): 25 Ravine Avenue, Apt. 305, Rochester, NY 14613-
- (41) LT-000238-24/RO Conference
(P) Lake Ravine, LLC *Trevett Cristo P.C.
VS.
(R) Katriana LaShanda Bruce *Self-Represented
Property Address(es): 582 Lake Avenue, Apt. 60-00006, Rochester, NY 14613-
- (42) LT-007252-23/RO Conference
(P) Donna Berndt *Self-Represented
VS.
(R) Mildred Van Dorn *Self-Represented
(R) Kevin Courtney *Self-Represented
Property Address(es): 381 Hague St, Rochester, NY 14611-

(43) LT-000704-24/RO Conference

(P) Aaron Gevon Horton Sr. *Self-Represented
VS.

(R) Marvalyn G Napier *Self-Represented

(R) Roy Maldonado

(R) Jane Maldonado

(R) "John" "Doe"

(R) "Jane" "Doe"

Property Address(es): 241 Pullman Ave., Rochester, NY 14615-

Rochester City Court

Housing Court Room: Courtroom 3 - Hall of Justice

Friday, March 01, 2024

Honorable Michael C. Lopez

Clerk/Officer: _____

Reporter: _____

Call Times: 1st Call _____ 2nd Call _____ 3rd Call _____

Housing Court * Room: Courtroom 3 - Hall of Justice * Honorable Michael C. Lopez * 2:00 PM

(1) LT-000242-24/RO Trial - Bench

(P) The Hungerford Building, LLC *Davidson Fink LLP
vs.

(R) Happy Gut Sanctuary *Michael Tyler Pattison

Prior App: 1

Calendar Remarks: Adj from 2/1; Request to Withdraw

(2) LT-008056-23/RO Trial - Bench

(P) Lanmark 1 LLC *Miraglia & Company, P.C.
vs.

(R) Paul English

Prior App: 3

Calendar Remarks: Adj. from 12/15/23; Adj from 1/22; Adj from 2/1

(3) LT-008091-23/RO Trial - Bench

(P) Sibley Lofts Housing Development Fund *Miraglia & Company, P.C.
Corporation
vs.

(R) Gloria Rose

Prior App: 3

Calendar Remarks: Adj. from 12/21/23; Adj from 1/22; Adj from 2/2; Req to W/d

Housing Court * Room: Courtroom 3 - Hall of Justice * Honorable Michael C. Lopez * 2:45 PM

(4) LT-006841-23/RO Trial - Bench

(P) Tzedakah Umarpe-Chairty Fund *John Nacca
(P) Ribbi Shimeon Bar Yohay, Inc. *John Nacca
vs.

(R) Lauren Butler *Legal Aid Society - Rochester

Prior App: 1

Calendar Remarks: Adj from 2/1

(5) LT-007458-23/RO Trial - Bench

(P) JFPA Moonstream LLC *John Nacca
vs.

(R) Jaime Seymore *Self-Represented

Prior App: 3

Calendar Remarks: Adj from 12/19; Adj from 1/22; Adj from 2/1

(6) LT-000244-24/RO

Trial - Bench

(P) Robert A. Macko

**Self-Represented*

VS.

(R) Erika Jackson

**Self-Represented*

Prior App: 1

Calendar Remarks: Adj from 2/1

Rochester City Court

Motion Calendar Room: Courtroom 2 - Hall of Justice

Friday, March 01, 2024

Honorable Michael C. Lopez

Clerk/Officer: _____

Reporter: _____

Call Times: 1st Call _____ 2nd Call _____ 3rd Call _____

Motion Calendar * Room: Courtroom 2 - Hall of Justice * Honorable Michael C. Lopez * 2:00 PM

(1) CV-004583-21/RO Motion (4): Judgment - Default
(P) Clearwater Credit Company, LLC *Relin, Goldstein & Crane LLP
vs.
(D) Donald L. Harris III
Prior App: 1
Calendar Remarks: Adj from 2/8/24

(2) CV-004587-21/RO Motion (3): Nunc Pro Tunc
(P) Clearwater Credit Company, LLC *Relin, Goldstein & Crane LLP
vs.
(D) Tawanda Dorsey
AKA Tawanda E. Dorsey
Prior App: 1
Calendar Remarks: Adj from 2/8/24

(3) CV-004918-21/RO Motion (3): Nunc Pro Tunc
(P) Clearwater Credit Company, LLC *Relin, Goldstein & Crane LLP
vs.
(D) Danielle M Whitney
AKA Danielle Marie Whitney
(D) Justin Reitano
AKA Justin J Reitano
Prior App: 1
Calendar Remarks: Adj from 2/7/24

(4) CV-004282-21/RO Motion (1): Vacate Judgment
(P) TD Bank USA, N.A. *Selip & Stylianou, LLP
vs.
(D) Sarah E Vane
Prior App: 0

(5) CC-007142-23/RO OSC (1): Vacate
(C) Kurt's Garage, Inc *Self-Represented
vs.
(D) Erie Insurance *Rupp Pfalzgraf LLC
Prior App: 0