

PUBLIC NOTICES

The Legal Intelligencer

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An ALM Product

ESTATE NOTICES

NOTICE TO COUNSEL

Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.

ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

ANDERSON, MAMIE EVELYN

-- Michael B. Anderson, Executor, c/o Clair M. Stewart, Esquire, 100 S. Broad Street, #1523, Philadelphia, PA 19110; Clair M. Stewart, Attorney, 100 S. Broad Street, #1523, Philadelphia, PA 19110.

12-29-3*

BUTKIEWICZ, EDWARD (a/k/a EDWARD T. BUTKIEWCZ)

-- David G. Butkiewicz, Administrator-CTA, c/o Stanley A. Pelli, Esq., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Stanley A. Pelli, Atty., Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

12-29-3

CAPUZZI, ISOLINA -- Aldo Capuzzi, Executor, c/o Michael LaRosa, Esq., 959 West Chester Pike, Havertown, PA 19083; Michael LaRosa, Atty., LaRosa Law Firm, 959 West Chester Pike, Havertown, PA 19083.

12-29-3*

CATHERINO, DANIEL -- Edward Grove, Executor, c/o John K. Costalas, Esquire, 2558 West Chester Pike, Broomall, PA 19008; John K. Costalas, Attorney, 2558 West Chester Pike, Broomall, PA 19008.

12-29-3*

COLEMAN, IRMA B. BROWN (a/k/a IRMA COLEMAN)

-- Carl Childs, Administrator-CTA, 139 E. 64th St., Philadelphia, PA 19120; Maureen M. Farrell, Atty., 1628 JFK Blvd., Ste. 1901, Philadelphia, PA 19103.

12-29-3

DERBYSHIRE, JAMES R., SR.

-- James R. Derbyshire, Jr., Administrator, c/o Megan McCrea, Esq., 1 Summit St., Philadelphia, PA 19118; Megan McCrea, Atty., Ross & McCrea, LLP, 1 Summit St., Philadelphia, PA 19118.

12-29-3

FORD, ADOLPHUS

-- Nakia Ford, Administrator, 6708 N. 11th Street, Philadelphia, PA 19126; Mark M. Vakil, Attorney, 1489 Baltimore Pike, Suite 103, Springfield, PA 19064.

12-22-3*

HACKETT, RICHARD A.

-- Paul Elia, Executor, 3125 W. Queen Ln., Philadelphia, PA 19129; Henry M. Levandowski, Atty., Levandowski & Darpino, LLC, 17 Mifflin Ave., Ste. 202, Havertown, PA 19083.

12-29-3

HALEND, VICTORIA

-- Steve Halenda, Administrator-CTA, c/o Henry S. Warszawski, Esq., 413 Johnson St., (201), Archways Prof. Bldg., Jenkintown, PA 19046; Henry S. Warszawski, Attorney, 413 Johnson St., (201), Archways Prof. Bldg., Jenkintown, PA 19046.

12-29-3*

HODGE, ANNE B. -- Patricia Doyle, Administratrix, c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067; Paul R. Cohen, Atty., Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067.

12-29-3

JACKSON, DERRICK

-- Jung Sook Park, Administratrix, c/o Xavier P. Hayden, Esq., 1801 Market St., Ste. 606, Philadelphia, PA 19103; Xavier P. Hayden, Atty., Dion, Solomon & Shapiro, LLC, 1801 Market St., Ste. 606, Philadelphia, PA 19103.

12-29-3

LORENZ, LINDA H. (a/k/a LINDA LORENZ)

-- Elizabeth A. Powers, Executrix, 3209 Disston Street, Philadelphia, PA 19149; David A. Schweizer, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.

12-29-3*

LUBORSKY, LISE

-- Ellen Luborsky, Executrix, c/o John A. Terrill, II, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428; John A. Terrill, II, Atty., Heckscher, Teillon, Terrill & Sager, PC, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428.

12-29-3

MERCEDE, AVA

-- Frank Mercede, Administrator, c/o Paul J. Perpiglia, Esq., Perpiglia & Assocs., 1332 Jackson St., Philadelphia, PA 19148; Paul J. Perpiglia, Attorney, Perpiglia & Assocs., 1332 Jackson St., Philadelphia, PA 19148.

12-29-3*

PASSARO, ALFONSO J., SR. (a/k/a ALFONSO PASSARO, SR.) -- Michael Passaro, Jr., Administrator, c/o Marc Vogin, Esq., 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103; Marc Vogin, Atty., Klein, Vogin & Gold, 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103.

12-29-3

PERNELL, AMOS

-- Renee Pernell, Executrix, c/o Clair M. Stewart, Esquire, 100 S. Broad Street, #1523, Philadelphia, PA 19110; Clair M. Stewart, Attorney, 100 S. Broad Street, #1523, Philadelphia, PA 19110.

12-29-3*

RACINE, AMBER MELISSA (a/k/a AMBER M. RACINE)

-- Regina Foley Tatlonghari, Administratrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

12-29-3

RAYMOND, THOMAS R.

-- Kathleen Pietrzak, Executrix, 12534 Deerrun Road, Philadelphia, PA 19154; Paul H. Young, Attorney, 3554 Hulmeville Rd., Suite 102, Bensalem, PA 19020.

1-5-3*

SHEFSKY, MARVIN EDWARD

-- Steven Shefsky, Executor, c/o Michael J. Mattson, Esq., 1 N. Ormond Ave., - Office, Havertown, PA 19083; Michael J. Mattson, Atty., Mattson Law Associates, P.C., 1 N. Ormond Ave., - Office, Havertown, PA 19083.

12-29-3

SMITH, ALFRED B. -- Cynthia Walker, Executor, c/o David N. Rubin, Esq., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102; David N. Rubin, Atty., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102.

1-5-3*

SMITH, TERRANCE NICHOLAS -- Saisha Smith, Administratrix, c/o Clair M. Stewart, Esquire, 100 S. Broad Street, #1523, Philadelphia, PA 19110; Clair M. Stewart, Attorney, 100 S. Broad Street, #1523, Philadelphia, PA 19110.

12-29-3*

STOTT, JOSEPH A. (a/k/a JOSEPH STOTT)

-- Kimberly Casey Kelly, Executrix, c/o David J. Balcer, Esq., 1300 Bethlehem Pike, Ste. 11, Flourtown, PA 19031; David J. Balcer, Atty., 1300 Bethlehem Pike, Ste. 11, Flourtown, PA 19031.

12-29-3

THOMAS, EDMONIA

-- Steven Thomas, Administrator, c/o Daniel P. Muklewicz, Esq., 215 S. Broad St., 5th Fl., Phila., PA 19107; Daniel P. Muklewicz, Atty., Avallone Law Associates, 215 S. Broad St., 5th Fl., Phila., PA 19107.

12-22-3

CORPORATE NOTICES

Beehive Bake Shop Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

1-5-1*

SUSPENSION NOTICES

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 16, 2020, **Frederick Seth Lowenberg (#307526)** of Philadelphia, is Suspended on Consent from the Bar of this Commonwealth for a period of three years, consecutive to the effective date of the one year and one day suspension ordered by the court on December 26, 2017.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
1-5-1*

To publish your Corporate Notices,

call **Jennifer McCullough**

at **215-557-2321**

Email : **jmcullough@alm.com**

L E G A L L I S T I N G S

C O U R T N O T I C E S

NOTICE TO THE BAR

At the direction of the Honorable Lisette Shirdan-Harris, Administrative Judge, Trial Division, and the Honorable Leon W. Tucker, Supervising Judge, Trial Division-Criminal, please be advised of the following First Judicial District, Common Pleas Court, Criminal Trial Division judicial assignment changes that will take effect on **January 4, 2021**:

The Honorable Vincent L. Johnson, who was assigned to Trial Division-Civil, will be reassigned to Courtroom 701 to preside over Major Trials.

The Honorable Giovanni Campbell, who was assigned to Trial Division-Civil, will be reassigned to Courtroom 708 to preside over Major Trials.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: DUTY ASSIGNMENT : No. 542
SCHEDULE FOR EMERGENCY : Judicial Administration
PETITIONS IN THE YEAR 2021 : Docket

ORDER**PER CURIAM:**

AND NOW, this 24th day of December, 2020, the emergency duty assignment for the year 2021, is herewith adopted.

January	Justice Debra Todd Justice David Wecht	(Eastern District) (Western District)
February	Justice Max Baer Justice Kevin Dougherty	(Eastern District) (Western District)
March	Justice Christine Donohue Justice Sallie Updyke Mundy	(Eastern District) (Western District)
April	Justice David Wecht Justice Debra Todd	(Eastern District) (Western District)
May	Justice Kevin Dougherty Justice Tom Saylor	(Eastern District) (Western District)
June	Justice Sallie Updyke Mundy Justice Christine Donohue	(Eastern District) (Western District)

July	Justice Debra Todd Justice David Wecht	(Eastern District) (Western District)
August	Justice Tom Saylor Justice Kevin Dougherty	(Eastern District) (Western District)
September	Justice Christine Donohue Justice Sallie Updyke Mundy	(Eastern District) (Western District)
October	Justice David Wecht Justice Debra Todd	(Eastern District) (Western District)
November	Justice Kevin Dougherty Justice Tom Saylor	(Eastern District) (Western District)
December	Justice Sallie Updyke Mundy Justice Christine Donohue	(Eastern District) (Western District)

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: SCHEDULE OF HOLIDAYS : No. 544 JUDICIAL
FOR YEAR 2022 FOR STAFFS : ADMINISTRATION DOCKET
OF THE APPELLATE COURTS :
AND THE ADMINISTRATIVE :
OFFICE OF PENNSYLVANIA :
COURTS :

ORDER**PER CURIAM:**

AND NOW, this 31st day of December, 2020, it is hereby ordered that the following paid holidays for calendar year 2022 will be observed on the dates specified below by all employees of the appellate courts and the Administrative Office of Pennsylvania Courts:

December	31, 2021	New Year's Day Observed
January	17, 2022	Martin Luther King, Jr. Day

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C O M I N G E V E N T S

JANUARY 12**IRS Tax Update on 2020 Changes**

Webcast 1:00 PM to 4:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

JANUARY 13 - 15**PBA Family Law Section Winter Meeting 2021**

Webcast 8:15 AM to 11:45 AM

Cost: \$399 Standard; \$200 Attorneys licensed 5 years or less, judicial law clerks & paralegals
7.5 substantive/1.5 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

JANUARY 20**Practical Medicaid Planning 2021**

Webcast 9:00 AM to 12:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

JANUARY 21**It's Not Just Academic: Law Schools, Diversity, and the Legal Profession**

Webcast 4:00 PM to 5:00 PM

Cost: \$79 Standard; \$40 Attorneys licensed 5 years or less, judicial law clerks & paralegals
1 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

JANUARY 22**COVID-19 Employment Issues Roundup 2021**

Webcast 9:00 AM to 12:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

JANUARY 26**Charitable Trusts 2021**

Webcast 9:00 AM to 12:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Conducting Administrative Hearings during COVID

Webcast 1:30 PM to 2:30 PM

Cost: \$79 Standard; \$40 Attorneys licensed 5 years or less, judicial law clerks & paralegals

1 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Department Of Records

As of September 21, 2020 all instruments left for record are ready for delivery

I N S I D E

xx	Coming Events	xx	Register of Wills
xx	Common Pleas Court	xx	U.S. Bankruptcy Court
	xx Civil Trial List	xx	Hearings
xx	Federal Court	xx	Court of Appeals
xx	Orphan's Court	xx	District Court

Court Notices

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February	21, 2022	Presidents' Day
April	15, 2022	Good Friday
May	30, 2022	Memorial Day
July	04, 2022	Independence Day
September	05, 2022	Labor Day
October	10, 2022	Columbus Day
November	08, 2022	Election Day**
November	11, 2022	Veterans' Day
November	24, 2022	Thanksgiving Day
November	25, 2022	Day after Thanksgiving
December	26, 2022	Christmas Day Observed

**AOPC only; Appellate courts will be open.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: SESSIONS OF THE SUPREME COURT OF PENNSYLVANIA FOR THE YEAR 2022 : No. 545 : JUDICIAL ADMINISTRATION : DOCKET

ORDER

PER CURIAM:

AND NOW, this this 31st day of December, 2020, it is hereby ordered that the argument/administrative sessions of the Supreme Court of Pennsylvania shall be held in the year 2022 as follows:

Philadelphia (Administrative Session)	February 1 st
Philadelphia	March 7 th through March 11 th
Harrisburg (Administrative Session)	March 22 nd
Pittsburgh	April 11 th through April 14 th
Harrisburg	May 9 th through May 13 th
Pittsburgh (Administrative Session)	June 7 th
Philadelphia	September 12 th through September 15 th
Pittsburgh	October 24 th through October 28 th
Harrisburg	November 28 th through December 2 nd

Additional argument/administrative sessions may be scheduled as the Court deems necessary

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT President Judge Administrative Order

No. 65 of 2020*

In re: Residential Eviction Moratorium and Exceptions. Service of Writs and Alias Writs of Possession

ORDER

AND NOW, this 6th day of November, 2020, pursuant to Pa.R.J.A. No. 1952(B)(2) and in light of the September 1, 2020 Order of the Centers for Disease Control and Prevention (CDC Order), it is hereby ORDERED AND DECREED THAT:

- (1) No writs of possession nor alias writs of possession previously issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after **January 31, 2021***, except upon order of court upon good cause shown as provided in this order.
- (2) In residential cases, Plaintiff Landlords who have obtained a judgement of possession may seek leave of court to be exempted from the moratorium imposed by Section (1) above by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an alias writ of possession, pursuant to any of the following bases:
 - (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
 - (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgement of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good

cause under this order. Landlords must demonstrate a material breach in support of their petition.

- (c) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.
- (3) Notwithstanding the relief available as provided in Section (2) above, Plaintiff Landlords are not entitled to request leave of court for permission to serve writs of possession or alias writs of possession if the eviction is otherwise prohibited by law, such as provided in the September 1, 2020 Order issued by the Centers for Disease Control and Prevention.
- (4) Calculation of the six-month period set forth in Rule 126(e) (“[a]n alias writ of possession may not be issued after six months from the date of the judgment for possession without leave of court”) and the 180-day period for serving alias writs of possession (the practice of the Philadelphia Municipal Court is to serve the alias writ of possession within 180 days from the entry of a judgment for possession), shall exclude the time from March 16, 2020 through and including **January 31, 2021*** from the computation of those time periods.
- (5) This Order supersedes conflicting provisions contained in any prior Administrative Order.

BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge
Philadelphia Municipal Court

*Expiration date amended by President Judge Administrative Order No. 70 of 2020.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT President Judge Administrative Order

No. 70 of 2020

In re: Extension of Residential Eviction Moratorium

ORDER

AND NOW, this 29th day of December, 2020, upon consideration of Section 52 of Division N of the Consolidated Appropriations Act of 2021, which provides as follows:

The [O]rder issued by the Centers for Disease Control and Prevention under section 361 of the Public Health Service Act (42 U.S.C. 264), entitled “Temporary Halt in Residential Evictions [t]o Prevent the Further Spread of COVID-19” (85 Fed. Reg. 55292 (September 4, 2020) [,] is extended through January 31, 2021, notwithstanding the effective dates specified in such Order it is hereby ORDERED and DECREED that the eviction moratorium as provided by this Court in President Judge Administrative Order No. 65 of 2020, issued on November 6, 2020, is extended through January 31, 2021, and all references therein to December 31, 2020 are amended to January 31, 2021. All other terms of President Judge Administrative Order No. 65 of 2020 remain in full force and effect.

BY THE COURT:

/s/ Patrick F. Dugan

HON. PATRICK F. DUGAN,
President Judge
Philadelphia Municipal Court

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

TRIAL DIVISION

Administrative Docket

No. 56 of 2020 *

In re: Residential Eviction Moratorium

ORDER

AND NOW, this 17th day of September, 2020, pursuant to Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and upon consideration of the Order from Centers for Disease Control and Prevention (“CDC”) dated September 1, 2020 regarding temporarily halting certain residential evictions beginning September 4, 2020 through **January 31, 2021*** to prevent further spread of COVID-19, it is hereby **ORDERED and DECREED** that as to cases filed in the Trial Division of the Court of Common Pleas:

- (1) The CDC Order¹ halts evictions of tenants, lessees, and residents of a residential property (collectively “tenants”) who complete a Declaration for the Temporary Halt in Evictions to Prevent Further Spread of Covid-19 (“Declaration”) and give the completed Declaration to their landlord . Tenants who complete and provide an executed Declaration are still generally required to pay rent and must follow all of the other terms of their lease. Tenants may still be evicted for reasons other than not paying rent or making a housing payment. Landlord’s obligations under the lease continue as well.

¹ <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>

² The “Landlord” definition includes the owner of the residential property where they live, or other person who has a right to have them evicted or removed from where they live.

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- (2) The CDC Declaration form is available at: <https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>, and is attached to this Order. The Declaration contains the following general statements: that tenants (1) have made best efforts to obtain government assistance for rent, (2) meet certain income requirements, (3) are unable to pay the full rent due to loss of household income or work, (4) have made best efforts to make timely partial payments that are as close to full payment as circumstances permit, and (5) would likely be homeless or forced to move into close-quarters housing if evicted.
- (3) After the Declaration is completed and signed, tenants must give or send the Declaration to their landlord by email, regular mail, fax or in person. An Affidavit of Service may be required from the tenant establishing how service of the Declaration on the landlord was accomplished.
- (4) Ejectment actions (which include landlord-tenant actions) will be accepted for filing by the Office of Judicial Records pursuant to the applicable statutes and rules governing those actions subject to the restrictions in the CDC Order and this Order. However, the Plaintiff must include a "Plaintiff's Affidavit in Connection with The CDC Order and Temporary Halt in Evictions to Prevent further Spread of Covid-19" ("Affidavit"), as attached, stating whether or not they have received a Declaration from the tenant as required by the CDC Order and whether the action is subject to the CDC stay or not. If the landlord acknowledges receipt of the Declaration but disputes tenant's compliance with the CDC Order or entitlement to the CDC stay, the action will be accepted for filing, and will nonetheless be stayed unless the landlord files a motion to determine the tenant's eligibility for the stay based on the CDC requirements and obtains an order of Court lifting the stay. The Office of Judicial Records shall reject the filing if the Affidavit is not attached.
- (5) In pending Landlord-Tenant appeals and Ejectment actions, no judgments of possession will be entered, or writs of possession will be issued, or supersedeas terminated unless the landlord files a motion representing that the landlord did not receive the Declaration from the tenant or that the tenant is not entitled to the CDC stay and obtains an order from the Court for the relief requested.
- (6) Any person violating the CDC Order is subject to criminal prosecution, which may result in incarceration and the imposition of fines.

BY THE COURT:

/s/ Jacqueline F. Allen

JACQUELINE F. ALLEN
administrative Judge
Trial Division

/s/ Lisette Shirdan-Harris

LISETTE IRDAN-HARRIS
Supervising Judge
Trial Division - Civil Section

**(The Eviction Moratorium was extended through January 31, 2021. See Administrative Order 69 of 2020)*

DECLARATION UNDER PENALTY OF PERJURY FOR THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID-19. Under the CDC's order you must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live. Each adult listed on the lease, rental agreement, or housing contract should complete this declaration. Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through January 31, 2021. You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live. You may also still be evicted for reasons other than not paying rent or making a housing payment. This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information.

I certify under penalty of perjury, pursuant to 28 U.S.C. § 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing;³
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary⁴ out-of-pocket medical expenses;

³ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

⁴ An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.⁵
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on January 31, 2021, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws.

I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Signature of Declarant

Date

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
Court of Common Pleas of Philadelphia County

Trial Division

TERM, 20

vs.

No.

PLAINTIFF'S AFFIDAVIT IN CONNECTION WITH THE CDC ORDER AND TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19

This Affidavit is being filed in connection with the Centers for Disease Control and Prevention ("CDC") Order issued on September 1, 2020, and will be used by the Court to determine whether this action will be stayed until January 31, 2021 pursuant to the CDC Order, or will proceed as provided by rules of Court.

I represent as follows:

(Check One)

- This action is solely for failure to pay rent. I have received the CDC Declaration from the Tenant/ Defendant. I understand that further proceedings will be stayed until 01/31/21.
- This action is solely for failure to pay rent. I have not received a Declaration from the Tenant/ Defendant. I understand that the CDC stay will not be issued and that the case will proceed as provided by rules of Court.
- This action is solely for failure to pay rent. I have received the CDC Declaration from the Tenant/ Defendant, but I dispute the Tenant's entitlement to the stay because the Tenant does not meet the CDC requirements. However, I understand that this action will be stayed unless I file a motion setting forth why the Tenant does not meet the CDC requirements and obtain an order of Court lifting the stay.
- This action is for failure to pay rent and for breach(es) of condition(s) of the lease or other reasons. I understand that this case is not stayed and that it proceeds to breach(es) of the lease or other reasons.
- This action is not subject to the stay required by the September 1, 2020 CDC Order due to the following reason(s): _____

. I understand that this case will proceed as provided by rules of court.

I, being duly sworn according to law, depose and say that I am the Plaintiff/Plaintiff's Attorney in this action and that the facts and statements I have are true and correct to the best of my knowledge, information and belief.

I verify that the statements made are true and correct. I understand that any false statements I have made in this Motion are subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

NAME OF PLAINTIFF/PLAINTIFF'S ATTORNEY

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

TRIAL DIVISION

Administrative Docket

No. 69 of 2020

In re: Extension of Residential Eviction Moratorium

ORDER

AND NOW, this 28th day of December, 2020, upon consideration of Section 52 of Division N of the Consolidated Appropriations Act of 2021, which provides as follows:

⁵ "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to you.

Court Notices

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The [O]rder issued by the Centers for Disease Control and Prevention under section 361 of the Public Health Service Act (42 U.S.C. 264), entitled "Temporary Halt in Residential Evictions [t]o Prevent the Further Spread of COVID-19" (85 Fed. Reg. 55292 (September 4, 2020)[,] is extended through January 31, 2021, notwithstanding the effective dates specified in such Order

it is hereby ORDERED and DECREED that the eviction moratorium as provided by this Court in Administrative Order No. 56 of 2020, issued on September 17, 2020, is extended through January 31, 2021, and all references therein to December 31, 2020 are amended to January 31, 2021. All other terms of Administrative Order No. 56 of 2020 remain in full force and effect.

BY THE COURT:
/s/ *Lisette Shirdan-Harris*

LISETTE SHIRDAN-HARRIS
Administrative Judge
Trial Division

/s/ *Daniel J. Anders*

DANIEL J. ANDERS
Supervising Judge
Trial Division - Civil Section

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

President Judge Administrative Order

No. 67 of 2020

In re: Postponement of January 5, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 23rd day of December, 2020, at the request of the Sheriff of Philadelphia County; and due to limitations on public gatherings; the Sheriff having advised the Court that effective April 6, 2021, Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol as issued by the Philadelphia Sheriff, it is hereby **ORDERED and DECREED** that the Mortgage Foreclosure Sheriff Sales scheduled for January 5, 2021 are postponed to April 6th 2021, with no further advertisement or costs, provided however as to each specific property at issue under the Writ that:

- On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on April 6, 2021 along with a "Notice to All Occupants" attached thereto. A timed stamped copy of the Praecipe and "Notice to All Occupants" shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praecipe and "Notice to All Occupants" are attached to this order.
- On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Writ be returned by the Sheriff to the Office of Judicial Records, in which case a new Writ of Execution must be filed and served as provided by rules of court. The Praecipe is attached to this order.
- If Plaintiff fails to comply with paragraphs (a) or (b) above before February 19, 2021, the Writ at issue will be considered abandoned and it will be returned to the Office of Judicial Records by the Sheriff. The Plaintiff must thereafter file a new Writ of Execution which must be noticed as provided in Pa.R.C.P. 3129.2.

This Order does not affect the right of either party to file a Motion for postponement consistent with local practice.

BY THE COURT:

/s/ *Idee C. Fox*

**Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County**

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

_____	:	TERM, 202
Plaintiff	:	
vs.	:	
_____	:	No.
Defendant	:	

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the December 23, 2020 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for January 5, 2020:

- proceed on April 6, 2021. No new notice shall be required as provided in Pa.R.C.P. No. 3129.3(a). A copy of the attached **Important Notice to All Occupants** was sent to occupants of the premises which are subject to Sheriff Sale;

- not proceed on April 6, 2021 and for the Writ to be returned by the Sheriff to the Office of Judicial Records. A new writ of execution must be filed by Plaintiff and Notice will be given as required by Pa.R.C.P. 2139.2.

Date: _____

Attorney for Plaintiff

**First Judicial District of Pennsylvania
Court of Common Pleas of Philadelphia County**

IMPORTANT NOTICE TO ALL OCCUPANTS

**A SALE OF THIS PROPERTY, _____,
HAS BEEN SCHEDULED BY THE PHILADELPHIA SHERIFF!**

If you ignore this notice, **the Property May Be Sold** at a Sheriff's Sale.

For **free legal help**, or to discuss the scheduled sale of the property, call the
Save Your Home Philly Hotline:
215-334-HOME or 215-334-4663

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

President Judge Administrative Order

No 68 of 2020

In re: Postponement of January Tax Sales

ORDER

AND NOW, this 23 day of December, 2020, at the request of the Sheriff of Philadelphia County; and due to limitations on public gatherings; the Sheriff having advised the Court that effective April 6, 2021, Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol as issued by the Philadelphia Sheriff, it is hereby **ORDERED AND DECREED** that Philadelphia County Sheriff's Tax Sales are postponed and rescheduled as follows:

- The Tax Sales scheduled for January 7, 2021 are postponed and rescheduled for April 8, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 19, 2021 are postponed and rescheduled for April 20, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 20, 2021 are postponed and rescheduled for April 21, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 21, 2021 are postponed and rescheduled for April 22, 2021. Notice requirements to be determined by further order of Court.

BY THE COURT:

/s/ *Idee C. Fox*

**Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County
First Judicial District of Pennsylvania**

Public Notice

Appointment of New Magistrate Judge in the United States District Court for the Eastern District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Allentown. The appointee may be required to preside at court sessions to be held at Philadelphia, Allentown, Reading, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

- Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
- Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
- Be less than seventy years old; and

4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. In 2020, the annual salary of the position is \$199,088.00 which may change in 2021. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/>. Only applicants may submit applications and applications **must be received by Tuesday, January 19, 2021**.

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to paedhumanresources@paed.uscourts.gov with the subject line "**Magistrate Judge Application**." An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

President Judge Administrative Order
No 59 of 2020

In re: Postponement of October 21th 2020 City Tax Sale

ORDER

AND NOW, this 23rd day of September, 2020 under Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and Pa.R.C.P. 3129.3, it is **ORDERED**

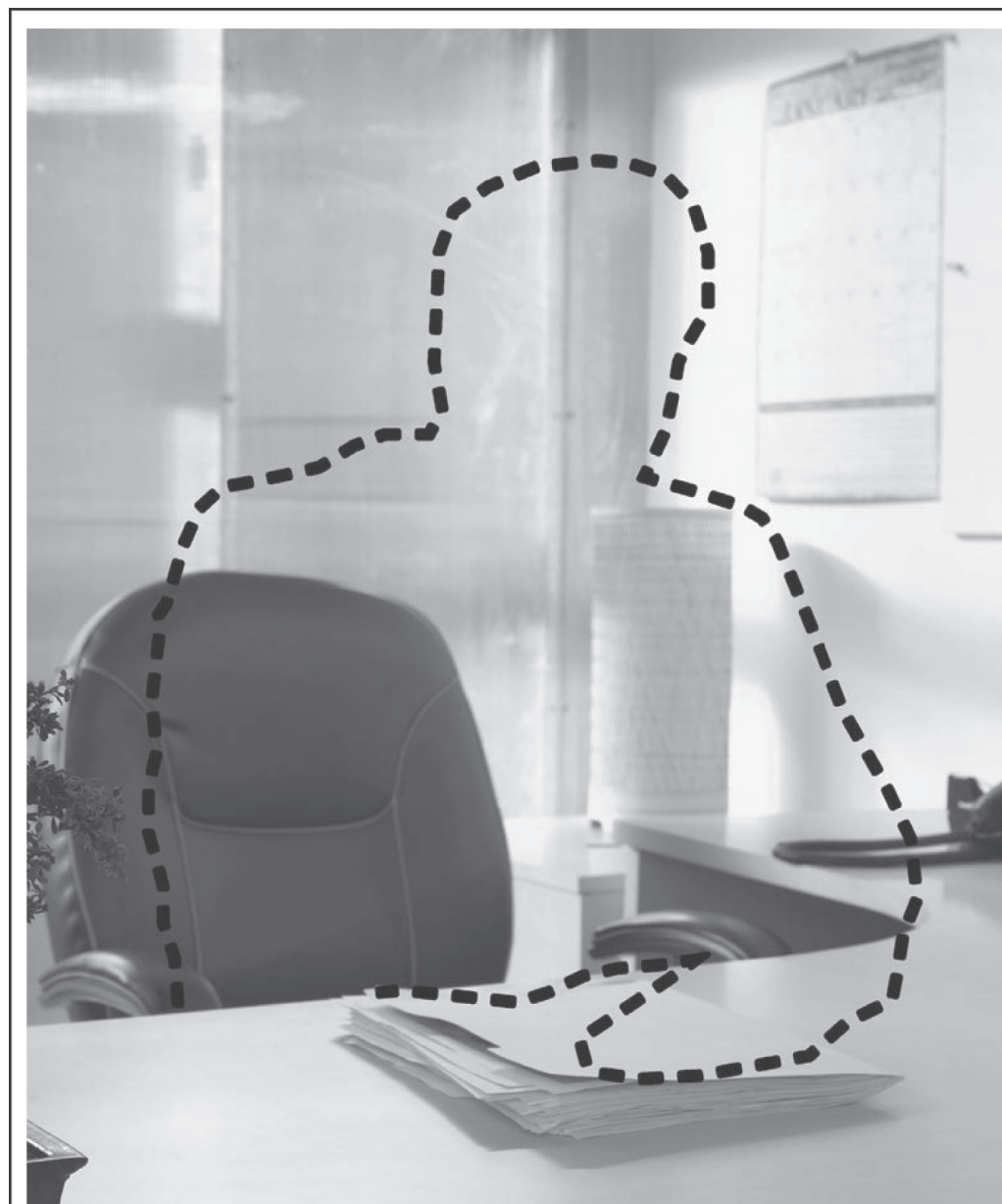
AND DECREED that the Philadelphia County Sheriff's Tax Sale scheduled for October 21, 2020 is postponed and rescheduled as follows:

- 1) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between November 15, 2017 and August 21, 2019 are postponed until Tuesday, November 18, 2020. Petitioner shall provide notice of the new date to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing
- 2) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between September 18, 2019 and March 18, 2020, are postponed until December 16, 2020. Petitioner shall provide notice of the new date to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing
- 3) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between for April, 15, 2020 and October 21, 2020 are postponed until Tuesday, January 20, 2021. Petitioner shall provide notice of the new date shall be directed to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing.

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County
First Judicial District of Pennsylvania



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