

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)

BALDWIN, PATRICIA A. a/k/a PATRICIA ANN BALDWIN a/k/a PATRICIA BALDWIN -- Charles Baldwin, Executor c/o John D. Kessler, Esq., Suite 400 B, Beaver Hill South, 100 West Ave., Jenkintown, PA 19046; John D. Kessler, Atty., Suite 400 B, Beaver Hill South, 100 West Ave., Jenkintown, PA 19046.

1-13-3*

BARNES-TILLAR, JOYCE -- Cheryl Barnes-Haigler, Administrator, c/o Leonard R. Parks, Esq., 1301 S. Broad Street, 2nd Floor, Philadelphia, PA 19147; Leonard R. Parks, Atty., 1301 S. Broad Street, 2nd Floor, Philadelphia, PA 19147.

1-13-3*

CARDONA-CASSANOVA, HILDA -- Michael F. Schleigh, Esq., Administrator, Reeves McEwing LLP, 1004 S. Front St., Philadelphia, PA 19147; Michael F. Schleigh, Atty., Reeves McEwing LLP, 1004 S. Front St., Philadelphia, PA 19147.

1-13-3*

DISTEFANO, ROBERT P. -- James Spingler and Mary Spingler, co-executors, c/o Michael Wolinsky, Esq., 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107; Michael Wolinsky, Atty., 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107.

11-20-3*

EVANS, REGINA -- James Morris, Administrator, c/o Brem Moldovsky, L.L.C., 100 N. 18th St., Suite 300, Philadelphia, PA 19103; Brem Moldovsky, L.L.C., Attorney, 100 N. 18th St., Suite 300, Philadelphia, PA 19103.

1-20-3*

FALCIANI, JEAN -- Jean DeSanto, Administrator, 1813 Lillian Drive, Williamstown, NJ 08094.

1-20-3*

KARBIWNYK, PAULETTE S. -- Robert M. Firkser, Esq., Administrator, 333 W. Baltimore Ave., Media, PA 19063; Robert M. Firkser, Atty., 333 W. Baltimore Ave., Media, PA 19063.

1-27-3*

LUMB, KEVIN -- Pamela Tarboro-Lumb, Executor, 1609 E. Cheltenham Avenue, Philadelphia, PA 19124; Peter J. McNamara, Attorney, Law Offices of Peter J. McNamara, 1520 Locust Street, Suite 804, Philadelphia, PA 19102.

1-13-3*

SELBY, GARNITA MAE - Gloria Jean Pope, Executrix, c/o Leonard R. Parks, Esq., 1301 S. Broad Street, 2nd Floor, Philadelphia, PA 19147; Leonard R. Parks, Atty., 1301 S. Broad Street, 2nd Floor, Philadelphia, PA 19147.

1-27-3*

SMITH, DOROTHY M. -- William A. Smith, Executor, 14 Grant Dr., Holland, PA 18966; Edward J. Campanella, Attorney, 477 West Valley Rd., Wayne, PA 19087.

1-13-3*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on December 11, 2020 **CIVIL SERVICE REGULATION 31.27 (ELECTION SUPPORT SPECIAL COMPENSATORY TIME)** promulgated by the Civil Service Commission were filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days of the date of this notice, including by sending an email to regulations@phila.gov. These regulations will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
1-27-1*

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on December 11, 2020 **CIVIL SERVICE REGULATION 31.60 (EFFECT ON PAY RATES AND SENIORITY CREDIT FOR CERTAIN FORMER EMPLOYEES OF MAYOR'S OFFICE OF LABOR UPON APPOINTMENT TO THE CIVIL SERVICE IN THE DEPARTMENT OF LABOR)** promulgated by the Civil Service Commission were filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days of the date of this notice, including by sending an email to regulations@phila.gov. These regulations will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
1-27-1*

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on December 11, 2020 **CIVIL SERVICE REGULATION 6.14-56 (LUMP SUM BONUS FOR EMPLOYEES IN THE STREETS DEPARTMENT SERVING IN THE ROLE OF RESIDENTIAL SERVICES MANAGER FOR SNOW REMOVAL DURING A SNOW EVENT)**, promulgated by the Civil Service Commission was filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>, and temporarily effective on the same date in accordance with the Mayor's "Declaration of Extraordinary Circumstance: Suspending the Formal Regulatory Process for Regulations Concerning a Novel Coronavirus" dated March 11, 2020. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days of the date of this notice, including by sending an email to regulations@phila.gov. The regulation will become effective permanently at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
1-27-1*

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on December 11, 2020 **CIVIL SERVICE REGULATION 6.14-57 (STREETS ASSISTANT CHIEF ENGINEER PERFORMING HIGHWAY OPERATIONS ASSIGNMENT AND RIGHT OF WAY ASSIGNMENT)** promulgated by the Civil Service Commission were filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days of the date of this notice, including by sending an email to regulations@phila.gov. These regulations will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
1-27-1*



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at **215-557-2321**

Email : **jmccullough@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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
TRIAL DIVISION - CRIMINAL

Administrative Docket

No. 01 of 2021

In re: Jury Trials – Criminal CasesORDER

AND NOW, this 15th day of January, 2021, in light of the continuing health emergency and in order to safeguard the health and safety of court personnel, court users, prospective jurors and members of the public, it is hereby ORDERED and DECREED that Jury Trials in the Court of Common Pleas, Trial Division-Criminal Section will be deferred until March 1, 2021, unless otherwise provided by this Court.

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

Honorable Lisette Shirdan-Harris
Administrative Judge
Trial Division

/s/ Leon W. Tucker

Honorable Leon W. Tucker
Supervising Judge
Trial Division - Criminal Section

COURT NOTICE**REAPPOINTMENT OF TWO ARRAIGNMENT COURT MAGISTRATES
PHILADELPHIA MUNICIPAL COURT**

The Philadelphia Municipal Court is required by Rule to establish an Arraignment Court Magistrate Selection Panel to consider the reappointment of its incumbent Arraignment Court Magistrates to a new term of office. This Panel has been established and may be contacted through Kathleen M. Rapone, Deputy Court Administrator, Municipal Court Criminal Division, at Kathleen.Rapone@courts.phila.gov.

An Arraignment Court Magistrate's powers and duties include administering oaths and affirmations, presiding at Preliminary Arraignments, assigning counsel in certain cases, issuing Criminal Complaints, setting bail, scheduling Municipal Court trials and preliminary hearings, and issuing arrest warrants and search and seizure warrants.

On February 24, 2021, the current term of Arraignment Court Magistrate Patrick Stack will expire. On March 31, 2021, the current term of Arraignment Court Magistrate Francis Bernard will expire. Public comment is invited concerning their reappointments. The deadline for submission of comments is February 1, 2021. Comments can be submitted to Kathleen Rapone, Deputy Court Administrator, Municipal Court Criminal Division, at Kathleen.Rapone@courts.phila.gov.

Honorable Patrick F. Dugan
President Judge, Philadelphia Municipal Court

Honorable Frank T. Brady
Chair, Arraignment Court Magistrate Selection Panel

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 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

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

JANUARY 27**CLE Video Encore: Estate Planning and Business Succession**

Planning for Family-Owned Businesses

ATTEND VIA WEBCAST

9:30-11:00 a.m.; Login link and materials will be provided electronically the morning of the program.

1.5 SUBSTANTIVE

For more information or to register, visit: www.philadelphiaabar.orgFor more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org**CLE - Vulnerable Vendors: Critical Role of Service Providers
SPEAKERS LIVE VIA WEBCAST**

12:30 - 2:00 p.m.; Login link and materials will be provided electronically the morning of the program.

1.5 SUBSTANTIVE

For more information or to register, visit: www.philadelphiaabar.org

3.0 SUBSTANTIVE, 1.0 ETHICS

For more information or to register, visit: www.philadelphiaabar.org**JANUARY 28****Foreclosure in PA – A Case Law Review of 2020 and What to Expect in 2021**

Webcast 1:00 PM to 2:00 PM

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

1 substantive

FEBRUARY 4**CLE Video Encore: Seeking Justice for All: Then, Now and Where Do We Go from Here**

A Racial Justice, Equity and Inclusion Symposium

ATTEND VIA WEBCAST

12:00 - 4:15 p.m.; Login link and materials will be provided electronically the morning of the program.

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	Superior Court
xx	Common Pleas Court	xx	U.S. Bankruptcy Court
	xx Civil Trial List		xx Hearings
xx	Federal Court		
xx	Orphans' Court	xx	District Court

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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, we be reassigned to Courtroom 708 to preside over Major Trials.

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.
- (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)

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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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;
- 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.

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.

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.

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:

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:

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- (a) 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.
- (b) 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.
- (c) 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

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