

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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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)

ABDULLAH, EVELYN - Said Abdullah and Maahi M. Abdullah, Administrators, c/o Stuart A. Winegrad, Esq., 1600 Market St., Ste. 1610, Philadelphia, PA 19103; Stuart A. Winegrad, Atty., Bezark, Lerner & DeVirgilis, P.C., 1600 Market St., Ste. 1610, Philadelphia, PA 19103.

4-8-3

BELL, WILLIAM G. -- William Bell, Administrator, c/o Joseph M. Ramagli, Esq., 626 S. State Street, Newtown, PA 18940; Joseph M. Ramagli, Atty., 626 S. State Street, Newtown, PA 18940.

4-1-3*

BROGAN, THOMAS F. - Thomas Brogan, Executor, 67 Southfield Rd., West Windsor, NJ 08550.

4-1-3

BRUNDAGE, CARMEN N. - Nathan C. Wyatt, Administrator, 914 South Avenue, Apt. B22, Secane, PA 19018; Bruce J. Warshawsky, Attorney, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110.

4-8-3*

CICCONE, THOMAS JOHN, JR. - Ronald P. Ciccone, Administrator, c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103; Daniella A. Horn, Atty., Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103.

4-1-3

CLARK, NATHANIEL J. - Deborah Bintz Clark, Administrator, c/o Steven M. Asbel, Esq., Cira Centre, 13th Floor, 2929 Arch St., Philadelphia, PA 19104; Steven M. Asbel, Atty., Cira Centre, 13th Floor, 2929 Arch St., Philadelphia, PA 19104.

4-1-3*

COLLINS-SMITH, KATHLEEN - Odette Noel, Administratrix, c/o David M. D'Orlando, Esq., 53 S. Main St., Yardley, PA 19067; David M. D'Orlando, Atty., R+D Estate Consulting, PLLC, 53 S. Main St., Yardley, PA 19067.

4-1-3

COSTA, DOROTHY S. - Anthony Costa, Executor, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.

4-8-3

COTTRILL, ROBERT P., SR. - Travis Franklin Cottrill, Executor, c/o Carl J. Minster III Esq., 521 S. 2nd Street, Philadelphia, PA 19147; Carl J. Minster III, Atty., 521 S. 2nd Street, Philadelphia, PA 19147.

4-8-3*

DROSS, ANDREW, A/K/A ANDREW J. DROSS A/K/A ANDREW JOSEPH DROSS (late of Falls Township, Bucks County, PA) - Alfred Zdziera, Jr., Co-Administrator, 1411 Denist Road Southampton, PA 18966 or Robert T. Zdziera, Co-Administrator, 310 Stanwood Road, Fairless Hills, Pa 19030; or Michael Ronald Dross, Co-Administrator, 589 Big Mine Run Road, Ashland, Pa 17921 or Robert E. Matta Esq., 237 North White Street, Shenandoah, Pa 17976; Robert E. Matta Attorney., 237 North White Street, Shenandoah, Pa 17976.

4-8-3*

DUFFUS, APERLINA E. - Sandra D. Brooks, Executrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150.

4-1-3

DURHAM, DESIREE LACINA - Joseph V. Durham, Jr., Executor, 1222 Rices Mill Road, Wyncote, PA 19095; Kevin J. Conrad, Atty., Lamb McErlane PC, 24 E. Market St., West Chester, PA 19381.

4-1-3*

FENG, JIALIN - Jiajie Feng, Administrator, c/o Joseph D. Rutala, Esq., 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102; Joseph D. Rutala, Atty., 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102.

4-1-3

GEGORY-MERRIWEATHER, ALICE JEAN - Marion Merriweather, Administratrix, 6561 N. 17th St., Philadelphia, PA 19126; Kathleen B. Murren, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

4-8-3

GILMORE, WILLIAM V., III -- Winifred Gilmore, Administratrix, c/o Alexander J. Ginsburg, Esq., 441 N. 5th St., Ste. 100, Philadelphia, PA 19123; Alexander J. Ginsburg, Attorney, 441 N. 5th St., Ste. 100, Philadelphia, PA 19123.

4-1-3*

GRAY, RICHARD L. - Jamey Rod, 2900 Byberry Rd., Hatboro, PA 19040 and Vicki Godown, 1692 SE 10th Ave., Deerfield Beach, FL 33441, Executors; Beth B. McGovern, Atty., Trevoise Corporate Center, 4624 Street Rd., Trevoise, PA 19053.

4-8-3

GUTMAN, IRNA - Alexander Gutman, Executor, 199 Cinnabar Ln., Yardley, PA 19067; Dmitri E. Seletski, Atty., Choate & Seletski, 2 University Plaza, Ste. 101, Hackensack, NJ 07601.

4-1-3

HARRIS, ERICKA L. -- Aasim Morton, Executor, 2239 N. Park Ave., Philadelphia, PA 19132.

4-8-3*

HOWE, SHARON - Joy D. Gorson, Administratrix, 1500 Locust Street, Apt. 4311, Philadelphia, PA 19102; Bruce J. Warshawsky, Attorney, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110.

4-8-3*

JOSEPHSON, FREDERIC A. - Leslie J. Thompson Jr., Executor, 165 Lenape Dr., New Britain, PA 18901.

4-8-3*

JOWERS, SIBBIE ROSE (a/k/a SIBBIE JOWERS) -- James Jowers, Administrator, c/o Steven D. W. Miller, Esquire, Miller Law Firm PC, 718 Poplar Street, Suite 1, Lebanon, PA 17042; Steven D. W. Miller, Attorney, Miller Law Firm PC, 718 Poplar Street, Suite 1, Lebanon, PA 17042.

4-8-3*

LANDAU MYRON - Suzanne Landau, Executrix, c/o Paul L. Feldman, Esq., 820 Homestead Rd., Jenkintown, PA 19046; Paul L. Feldman, Atty., Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

4-1-3

LEWIS, MILDRED - Timothy Lewis Administrator, c/o Clair M. Stewart, Esq., The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102; Clair M. Stewart, Atty., The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102.

4-1-3

LIEBOWITZ, EILEEN - Jonathan D. Sokoloff, Executor, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Jonathan D. Sokoloff, Atty., Diamond, Polsky & Bauer, P.C., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

4-8-3

LIEBOWITZ, EILEEN - Jonathan D. Sokoloff, Executor, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Jonathan D. Sokoloff, Atty., Diamond, Polsky & Bauer, P.C., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

4-8-3

MESSNER, WILLIAM C. (a/k/a WILLIAM CHARLES MESSNER) - Geraldine Roddy, Executrix, 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.

4-1-3

MILLER, EDWARD C. - Gary Miller, Executor, c/o Joseph P. Caracappa Esq., Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940; Joseph P. Caracappa, Atty., Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

4-8-3*

MIRANDA, EDITH M. - Edward Thomas Miranda, Administrator, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152

4-1-3

MOYER, ARLENE - Norma Moyer, Administratrix, 240 Kenilworth Ave., Philadelphia, PA 19120; Jennifer M. Merx, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

4-8-3

MULCAHY, RICHARD D. - Theresa E. Hepp, Executrix, c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001; Larry Scott Auerbach, Atty., 1000 Easton Rd., Abington, PA 19001.

4-1-3

MUNOZ, EUFRACIA CRUZ - Alberto C. Cruz, Administrator, c/o Joanna M. Cruz Esq., P.O. Box 1362, Lansdale, PA 19446; Joanna M. Cruz, Atty., P.O. Box 1362, Lansdale, PA 19446.

4-8-3*

OSPINO, ELIZABETH - Vanesa Pedroza, Executrix, c/o Anthony J. Caiazzo, Jr., Esq., 1445 Snyder Ave., Philadelphia, PA 19145; Anthony J. Caiazzo, Jr., Atty., Anthony J. Caiazzo, Jr., P.C., 1445 Snyder Ave., Philadelphia, PA 19145.

4-8-3

PARHAM, LaJADE - David V. Bogdan, Administrator, 2725 West Chester Pike, Broomall, PA 19008; David V. Bogdan, Atty., 2725 West Chester Pike, Broomall, PA 19008.

4-1-3

PRAPANNA, PRAYANK - Vinay Nimawat, Administrator, c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103; Daniella A. Horn, Atty., Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103.

4-8-3

PREVETTE, JEROME CANNON -- John G. Shea, Executor, 919 Conestoga Road, Ste. 3-114, Bryn Mawr, PA 19010; Michael S. Dinney, Atty., 919 Conestoga Road, Ste. 3-114, Bryn Mawr, PA 19010.

4-1-3*

REIGER, WILLIAM J. - Donald Vittorelli and Donna Lynn Vittorelli, Executors, c/o John Della Rocca, Esq., 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102; John Della Rocca, Atty., 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102.

4-1-3

RUNYON, ARLENE E. - Margaret Ann Mayo, Administratrix, 662 Beech Ave., Glenolden, PA 19036; Kathleen B. Murren, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

4-8-3

SHIMONY, MICHAEL - Michael J. Shimony, Executor, 9227 Glenloch St., Philadelphia, PA 19114; E. Garrett Gummer, III, Atty., Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

4-8-3

SHOCKMAN, ARLYNE T. - Deborah Kaplan, Executrix, c/o Wendy Fein Cooper, Esq., 50 S. 16th St., Ste. 3530, Philadelphia, PA 19102; Wendy Fein Cooper, Atty., Dolchin, Slotkin & Todd, P.C., 50 S. 16th St., Ste. 3530, Philadelphia, PA 19102.

4-8-3

TROY, CLARA - Eulah Faye Troy, Administratrix, c/o Leonard S. Abrams, Esq., 1500 Walnut St., Suite 800, Philadelphia, PA 19102; Leonard S. Abrams, Atty., 1500 Walnut St., Suite 800, Philadelphia, PA 19102.

4-1-3

TRUST NOTICE - Lee Family Trust Dated December 31, 2011. Kuo Cheung Lee and Lai Ping Lee, Deceased. Late of Phila. County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Eleanor Chin-Lee and Aristotle Lee, Trustees, c/o Wendy Fein Cooper, Esq., 50 S. 16th St., Ste. 3530, Philadelphia, PA 19102. Or to their Atty.: Wendy Fein Cooper, Atty., Dolchin, Slotkin & Todd, P.C., 50 S. 16th St., Ste. 3530, Philadelphia, PA 19102.

4-8-3

WHITTLE, HELENE - Erin Whittle, Executrix, 362 County Line Rd., Huntingdon Valley, PA 19006; John Slowinski, Atty., John Slowinski, P.C., 3143 Knights Rd., Bensalem, PA 19020.

4-8-3

WREATH, ROBERT JOHN (a/k/a ROBERT WREATH) - Daniel Wreath, Executor, c/o Bryan J. Adler, Esq., 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053; Bryan J. Adler, Atty., Rothkoff Law Group, 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053.

4-8-3

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CITY COUNCIL

City of Philadelphia Recessed Hearing Notice

The **Committee of the Whole** of the Council of the City of Philadelphia held a Public Hearing on **Wednesday, April 6, 2022**, and recessed the public hearing until **Wednesday, April 13, 2022 at 10:00 AM**. This public hearing will be held in a remote manner using Microsoft® Teams to hear further testimony on the legislative item listed below and it may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>

220240 An Ordinance substantially increasing the budget and number of areas and neighborhoods around the City served by the Community Life Improvement Program (CLIP) to improve the health, safety and cleanliness of every neighborhood and enhance the quality of life for all residents.

220284 An Ordinance to adopt a Capital Program for the six Fiscal Years 2023-2028 inclusive.

220285 An Ordinance to adopt a Fiscal 2023 Capital Budget.

220286 An Ordinance adopting the Operating Budget for Fiscal Year 2023.

220287 An Ordinance amending Section 10-1001 of The Philadelphia Code, entitled "Fees of Commissioner of Records," to increase certain fees for the recording of deeds and mortgages and related documents, under certain terms and conditions.

220288 An Ordinance amending Section 19-1403 of The Philadelphia Code, entitled "Imposition of Tax," by creating a Philadelphia County Demolition Fund to increase and encourage economic development by demolishing blighted properties within the City, imposing a related fee for recorded documents and related items; and making technical changes; all under certain terms and conditions.

220300 Resolution providing for the approval by the Council of the City of Philadelphia of a Revised Five-Year Financial Plan for the City of Philadelphia covering Fiscal Years 2023 through 2027, and incorporating Revised changes with respect to Fiscal Year 2022, which is to be submitted by the Mayor to the Pennsylvania Intergovernmental Cooperation Authority (the "Authority") pursuant to the Intergovernmental Cooperation Agreement, authorized by an ordinance of this Council approved by the Mayor on January 3, 1992 (Bill No. 1563A), by and between the City and the Authority.

The Committee of the Whole will hear testimony from City departments on the legislative items listed above on this day. Public testimony dates have changed and testimony will be heard on May 4, May 9 and May 24, 2022, and will be limited to the legislative matters listed above. You may also see the agenda for details at <https://phila.legistar.com/Calendar.aspx>.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3407, or send an e-mail to budget.hearings@phila.gov by 3 p.m. the day before the hearing and submit the following information:

- Full name (with proper pronunciation)
- Callback telephone number where you can be reached on the day of the hearing
- The public testimony date you wish to testify on: May 4, May 9 or May 24, 2022
- Identify the bill number or resolution number or numbers that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected. In lieu of live participation by telephone, speakers may also submit written testimony within the required time frame to budget.hearings@phila.gov.

Immediately following the public hearing, a meeting of the Committee of the Whole, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

Michael A. Decker
Chief Clerk
4-8-1*

COMPLAINTS

CIVIL ACTION COURT OF COMMON PLEAS PHILADELPHIA COUNTY, PA CIVIL ACTION-LAW NO. 210801662

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-FM2, Plaintiff v. YAKUBU EKPAJI, Defendants.

To: YAKUBU EKPAJI Defendant(s), 211 NORTH 53RD ST. PHILADELPHIA, PA 19139

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-FM2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County, PA docketed to No. 210801662, seeking to foreclose the mortgage secured on your property located, **211 NORTH 53RD STREET PHILADELPHIA, PA 19139.**

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service
1 Reading Center
Philadelphia, PA 19107
(215) 238-6333**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

4-8-1*



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COMPLAINTS

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA CIVIL DIVISION NO: 210201515

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL1 vs. CHRISTOPHER STRAUSSER, AS SURVIVING HEIR OF ARTHUR J. STRAUSSER, DECEASED, BRIANNA STRAUSSER, AS SURVIVING HEIR OF ARTHUR J. STRAUSSER, DECEASED, UNKNOWN SURVIVING HEIRS OF ARTHUR J. STRAUSSER, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified U.S. Bank National Association, not in its individual capacity but solely as Trustee of the New Residential Mortgage Loan Trust 2020-NPL1, has filed a Complaint in Mortgage Foreclosure with regard to **3455 Englewood Street, Philadelphia, PA 19149**, endorsed with a Notice to Defend, against you at No. 210201515 in the Civil Division of the Court of Common Pleas of Philadelphia County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Philadelphia County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Philadelphia County Lawyer Referral Service
Lawyer Referral and Information Service
Philadelphia Bar Association
1101 Market Street, 10th Floor
Philadelphia, PA 19107
(215) 238-6333**

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

4-8-1*

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY CIVIL ACTION - LAW Civil Action Number: 190509133

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v. Byron Matthews, Defendant(s)

TO: Byron Matthews

You have been sued in mortgage foreclosure on premises: **8438 Forrest Avenue, Philadelphia, PA 19150** based on defaults since, June 01, 2019. You owe \$45,617.58 plus interest.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Lawyer Referral and Information Service
One Reading Center
Philadelphia, PA 19107
215-238-6333**

4-8-1*

INTENT TO FORECLOSE

COURT OF COMMON PLEAS CIVIL DIVISION PHILADELPHIA COUNTY NO: 190303815

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

JPMorgan Chase Bank, National Association, PLAINTIFF VS. Lanette Whitted, Individually and in her capacity as Co-Administratrix of the Estate of Lillian Whitted and Zsavette Whitted, Individually and in her capacity as Co-Administratrix of the Estate of Lillian Whitted and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Lillian Whitted, Deceased, DEFENDANTS.

TO: Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Lillian Whitted, Deceased

Your house (real estate) at: **139 South 61st Street, Philadelphia, PA 19139** Tax ID #031171400, is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on June 7, 2022 at 10:00AM to enforce the court judgment of \$59,492.14 obtained by JPMorgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP at (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

4-8-1*

MISCELLANEOUS GENERAL NOTICES

NOTICE FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS AND ADOPTION, CASE NO: 88086 IN THE COURT OF COMMON PLEAS OF BERKS COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION

NOTICE IS HEREBY GIVEN that the Petition for the Involuntary Termination of Parental Rights of **MATTHEW LABOR**, whose last known address is **1525 Deal Street, Philadelphia, Philadelphia County, Pennsylvania**, and the Petition for the Adoption of **DECLAN R. NIXON** has been filed in the above named Court, praying a decree of Involuntary Termination of Parental Rights of **MATTHEW LABOR** and praying for a decree of Adoption of **DECLAN R. NIXON**.

This is to inform and give you notice of an important option that may be available to you under Pennsylvania Law. Act 1010f 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be in writing, signed and approved by the court to be legally binding.

The Court has fixed the **26th day of April, 2022, at 2:30 p.m.** in the Courtroom of Judge Jeffrey K. Sprecher, at the Berks County Courthouse, 633 Court Street, Reading, Berks County, Pennsylvania as the time and place for the hearing of the said Petitions, when and where all or any other persons interested including **MATTHEW LABOR** may appear and show Petitions should not be granted. **REBECCA BATDORF STONE, ESQ.**, 301 East Lancaster Avenue Shillington, Pennsylvania 19607

4-1-3*

PENNSYLVANIA LUMBERMENS MUTUAL INSURANCE COMPANY

The Annual Policyholder's Meeting of the Pennsylvania Lumbermens Mutual Insurance Company will be held on **Tuesday, April 26, 2022, at 10 A.M.**, at the **Museum of the American Revolution, 101 South 3rd Street, Philadelphia, PA, 19106**, for the purpose of electing Directors and for the transaction of such other business as may be brought before the meeting.

**Harold Jamison
Secretary**

4-1-3*



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UCC Public Sale Notice

On **Wednesday, June 22, 2022 at 10:00 A.M.** (New York Time), virtually via audio/video teleconference and, subject to any COVID-19 restrictions and applicable law (including, without limitation, executive orders), in person at the offices of Greenberg Traurig, LLP, located at One Vanderbilt Avenue, New York, New York 10017, Jones Lang Lasalle, on behalf of Finch Property Holdings I, LLC, a Delaware limited liability company (the "Secured Party"), will offer for sale the following partnership and limited liability company interests (collectively, the "Collateral"): (i) a 0.01% general partnership interest (being 100% of the general partnership interests), and an 89.99% limited partnership interest, in Divine Intervention Hotel, LP, a Pennsylvania limited partnership ("Divine Intervention"); (ii) 100% of the limited and general partnership interests in Divine Alchemy, LP, a Pennsylvania limited partnership ("Divine Alchemy"); (iii) 100% of the general and limited partnership interests in Abbotts Resurrection, LP, a Pennsylvania limited partnership ("Abbotts Resurrection"); (iv) 100% of the limited liability company interests in 677 North Broad Associates, LLC, a Pennsylvania limited liability company ("677 North Broad" and, together with Divine Intervention, Divine Alchemy and Abbotts Resurrection, collectively, the "Borrowers"); and (v) the following partnership and limited liability company interests in the direct and indirect partners and members of the Borrowers: (a) 100% of the limited liability company membership interests in Divine Intervention Hotel I, LLC, a Pennsylvania limited liability company; (b) 100% of the limited liability company membership interests in Divine Master Managing Member, LLC, a Pennsylvania limited liability company; (c) a 1% limited liability company managing member interest in Divine Master Tenant, LLC, a Pennsylvania limited liability company; (d) 100% of the limited liability company membership interests in Divine Alchemy GP, LLC, a Pennsylvania limited liability company; (e) 100% of the limited liability company membership interests in Abbotts Resurrection GP, LLC, a Pennsylvania limited liability company; and (f) 100% of the limited liability company membership interests in 677 North Broad Manager, LLC, a Pennsylvania limited liability company.

The sale is being made in connection with the foreclosure under Article 9 of the Uniform Commercial Code of the State of New York of a pledge by Eric Daryl Blumenfeld, an individual, Divine Intervention Hotel I, LLC, a Pennsylvania limited liability company, Divine Master Managing Member, LLC, a Pennsylvania limited liability company, Divine Alchemy GP, LLC, a Pennsylvania limited liability company, Abbotts Resurrection GP, LLC, a Pennsylvania limited liability company, and 677 North Broad Manager, LLC, a Pennsylvania limited liability company (collectively, "Debtors"), to Secured Party (as the assignee of Susquehanna Structured Capital, LLC, a Delaware limited liability company (the "Original Mezzanine Lender")), pursuant to which Debtors granted a first priority lien on the Collateral as collateral for Debtors' guaranty of a mezzanine loan (the "Mezzanine Loan") to Borrowers held by Secured Party in the original maximum principal amount of \$20,600,000.00.

Based upon information provided by Debtors and the Borrowers, it is the understanding of Secured Party (but without representation or warranty of any kind by Secured Party) that: (1) Divine Intervention is the owner of Units 1 and 2 of the mixed used condominium commonly known as the Divine Lorraine, located at 699 North Broad Street, Philadelphia, Pennsylvania 19123 (the "Divine Lorraine"); (2) Divine Alchemy is the owner of Unit 3 of the Divine Lorraine, which together with Units 1 and 2 constitute all of the units of the Divine Lorraine; (3) Abbotts Resurrection is the owner of a multi-family residential condominium unit commonly known as "Unit A" of the condominium regime commonly known as the Head House Flats Condominium, located at 528 South 2nd Street, Philadelphia, Pennsylvania 19147 ("Head House Flats"); and (4) 677 North Broad is the owner of the ground leasehold

estate of the commercial real estate building commonly known as the Studebaker Building, located at 667-677 North Broad Street, Philadelphia, Pennsylvania 19123 (together with the Divine Lorraine and Headhouse Flats, collectively, the "Properties").

The Borrowers' respective fee and leasehold interests in the Properties are subject to a mortgage loan (the "Mortgage Loan") in the maximum original principal amount of \$41,000,000.00, pursuant to certain loan documents evidencing the Mortgage Loan.

The sale shall be a public auction to the highest qualified bidder. The Collateral is being offered as a single lot, "as-is, where-is", with all faults, with no express or implied warranties, representations, statements or conditions of any kind made by Secured Party or any person acting for or on behalf of Secured Party, without any recourse whatsoever to Secured Party or any other person acting for or on behalf of Secured Party, and each bidder must make its own inquiry regarding the Collateral. The winning bidder shall be responsible for the payment of all transfer taxes, stamp duties and similar taxes incurred in connection with the purchase of the Collateral.

The sale of the Collateral will be subject to all applicable third party consents and regulatory approvals, if any. Without limitation to the foregoing, please take notice that there are specific requirements for any potential successful bidder in connection with obtaining information and bidding on the Collateral, including, but not limited to, that (1) each bidder must comply with all requirements and restrictions applicable to the sale of the Collateral described in the Intercreditor Agreement dated as of July 12, 2018 between the holder of the Mortgage Loan and the Secured Party, as the assignee of the Original Mezzanine Lender, (the "Intercreditor Agreement"), including that, unless otherwise consented to by the holder of the Mortgage Loan, such bidder is a Qualified Transferee within the meaning of the Intercreditor Agreement, and (2) each bidder must deliver such documents and pay such amounts as required by the Intercreditor Agreement and the applicable governing documents relating to the Collateral.

Secured Party reserves the rights, among others, to: (i) credit bid, (ii) set a minimum reserve price, (iii) reject any bid that (x) it reasonably determines to have been made by a bidder that is unable to satisfy the requirements for bidders to be set forth in the terms of sale for the sale of the Collateral (the "Terms of Sale") or to whom, in the Secured Party's reasonable judgment, a sale may not be made in compliance with the Intercreditor Agreement and applicable law), or (y) attempts to include terms or conditions that deviate from the requirements of the Terms of Sale, and (iv) terminate or adjourn the sale to another time, as provided for in the Terms of Sale. Secured Party further reserves the right to restrict prospective bidders to those who will represent that they are purchasing the Collateral for their own account for investment and not with a view to the distribution or resale of such Collateral, to verify that each certificate for the interests to be sold bears a legend substantially to the effect that such interests have not been registered under the securities Act of 1933, as amended (the "Securities Act"), and may not be disposed of in violation of the provisions of the Securities Act and to impose such other limitations or conditions in connection with the sale of the Collateral as Secured Party reasonably deems necessary or advisable in order to comply with the Securities Act or any other applicable law.

All bids (other than credit bids of Secured Party) must be for cash, and the successful bidder must be prepared to deliver immediately available good funds as and when required by the Terms of Sale and otherwise comply with the bidding requirements provided for in the Terms of Sale. Further information concerning the Collateral, the requirements for obtaining information and bidding on the Collateral and the Terms of Sale governing the sale of the Collateral can be found at <http://www.phillyportfoliouccsale.com>.

Brett Rosenberg +1 212-812-5926; brett.rosenberg@am.jll.com

4-8-1*

NAME CHANGE

COURT OF COMMON PLEAS - PHILA. COUNTY, PA - FAMILY COURT DIV. - NC 2201003 - NOTICE IS HEREBY GIVEN that on 2/3/22, the Petition of **Phillip Pane**, on behalf of his natural minor child **Jackson Henry Goldschmidt-Pane**, was filed in the above-named Court, praying for a Decree to change his name to **Jackson Henry Pane**. The Court has fixed 04/28/22, at 9:00 A.M. in Courtroom 6F, Family Court Bldg., 1501 Arch St., Phila., PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. **JULIE D. GOLDSTEIN**, Atty. for Petitioner, FOX ROTHSCHILD LLP, 2700 Kelly Rd., #300, Warrington, PA 18976, 215.345.7500.

4-8-3

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Email: mcohn@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

Emergency Judge Schedule

Week of April 8th through April 15, 2022

Emergency Judge – HONORABLE HOLLY J. FORD

The Emergency Judge handles all emergencies (Civil, Criminal, Orphans', Family Court matters) arising after Court hours.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: TEMPORARY MODIFICATION OF THE RULES OF APPELLATE PROCEDURE ARISING UNDER THE PENNSYLVANIA ELECTION CODE : No. 571 Judicial Administration Docket

ORDER

PER CURIAM

AND NOW, this 5th day of April, 2022, in order to expedite the appellate process regarding appeals from challenges to nomination petitions for **any and all** candidates running for office in the May 17, 2022 General Primary Election, Pa.R.A.P. 903(c)(1)(ii), providing for a ten-day appeal period from an order in any matter arising under the Pennsylvania Election Code, is **TEMPORARILY MODIFIED** to provide for a five-day appeal period.

Additionally, Pa.R.A.P. 107 is **TEMPORARILY SUSPENDED** to the extent it specifies that weekends and holidays are to be excluded from calculating the five-day appeal period.

In appeals arising under the Election Code that fall within this order, appellants shall file briefs within twenty-four hours after filing their notice of appeal and jurisdictional statement. Appellees' briefs are due within twenty-four hours of the filing of appellants' briefs. Further, Pa.R.A.P. 2113 (regarding reply briefs) is **TEMPORARILY SUSPENDED** in these matters; no reply briefs will be permitted.

Notices of appeal, jurisdictional statements, and briefs shall be filed electronically when counsel or the litigants have a PACFile account. Otherwise, counsel or the litigants shall contact the

relevant filing office during normal business hours to make alternative arrangements to ensure that the filing office actually receives the submissions by the applicable deadline.

Pa.R.A.P. 1931(a) and (c) (regarding the deadline for transmittal of the record when complete) are **TEMPORARILY SUSPENDED** in these matters, and the record shall be transferred as soon as practicable. The lower court may transmit partially completed records in the interest of facilitating prompt resolution of any appeal in these matters.

Applications for reconsideration or reargument will not be entertained by this Court on election matters falling under this order.

Any court deciding a matter that arises under the Pennsylvania Election Code in relation to the May 17, 2022 General Primary Election shall append a copy of this order to its decision.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: PETITIONS FOR REVIEW CHALLENGING THE FINAL 2021 LEGISLATIVE REAPPORTIONMENT PLAN : No. 569 Judicial Administration Docket

ORDER

PER CURIAM

AND NOW, this 4th day of April, 2022, the calendar for the General Primary Election to be held on May 17, 2022, as set forth in this Court's Order dated March 16, 2022, for seats in the General Assembly and for State Party Committees is **MODIFIED** in the following respect:

Last day that may be fixed by the Commonwealth Court for hearings and to render decisions on objections that have been filed to nomination petitions April 13, 2022

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

APRIL 8**Mergers & Acquisitions**

Webcast: 9:00 AM to 12:20 PM | Simulcast locations offered
Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 11**A Voting Trifecta**

Webcast: 9:00 AM to 1:20 PM
Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
4 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

Where to Incorporate: Comparing Pennsylvania, Delaware and New Jersey

Webcast: 3:00 PM to 5:00 PM
Cost: \$149.00 Standard; \$75.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
2 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 12**A Comedic De-Briefing of the Law with Joel Oster**

Webcast: 9:00 AM to 4:15 PM | Simulcast locations offered
Cost: \$349.00 Standard; \$175.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive/3 ethics

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 13**Environmental Law Forum 2022**

Harrisburg Hilton
Day 1: 9:00 AM to 5:15 PM, Day 2: 8:30 AM to 4:00 PM
Cost: \$575.00 Standard; \$275.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
12 substantive/3 ethics

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

Adobe Acrobat

Webcast: 9:00 AM to 12:15 PM
Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 substantive

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 14**Business and Ethics Basics of Law Firm Management**

Webcast: 9:00 AM to 12:15 PM
Cost: \$249.00 Standard; \$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
2 substantive/1 ethics

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

APRIL 18 - 19**Family Law Institute 2022**

Webcast: 9:00 AM to 4:40 PM (Day 1), 9:00 AM to 12:15 PM (Day 2)

Cost: \$299.00/\$249.00 Standard; \$150.00/\$125.00 Attorneys licensed 5 years or less, judicial law clerks & paralegals
7.5 substantive/1.5 ethics

For more information contact the PBI Customer Experience Team at info@pbi.org or go to: www.pbi.org

I N S I D E

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Further, in order to expedite the appellate process regarding appeals from challenges to nomination petitions for **any and all** candidates running for office in the May 17, 2022 General Primary Election, Pa.R.A.P. 903(c)(1)(ii), providing for a ten-day appeal period from an order in any matter arising under the Pennsylvania Election Code, is **TEMPORARILY MODIFIED** to provide for a five-day appeal period.

Additionally, Pa.R.A.P. 107 is **TEMPORARILY SUSPENDED** to the extent it specifies that weekends and holidays are to be excluded from calculating the five-day appeal period.

In appeals arising under the Election Code that fall within this order, appellants shall file briefs within twenty-four hours after filing their notice of appeal and jurisdictional statement. Appellees' briefs are due within twenty-four hours of the filing of appellants' briefs. Further, Pa.R.A.P. 2113 (regarding reply briefs) is **TEMPORARILY SUSPENDED** in these matters; no reply briefs will be permitted.

Notices of appeal, jurisdictional statements, and briefs shall be filed electronically when counsel or the litigants have a PACFile account. Otherwise, counsel or the litigants shall contact the relevant filing office during normal business hours to make alternative arrangements to ensure that the filing office actually receives the submissions by the applicable deadline.

Pa.R.A.P. 1931(a) and (c) (regarding the deadline for transmittal of the record when complete) are **TEMPORARILY SUSPENDED** in these matters, and the record shall be transferred as soon as practicable. The lower court may transmit partially completed records in the interest of facilitating prompt resolution of any appeal in these matters.

Applications for reconsideration or reargument will not be entertained by this Court on election matters falling under this order.

Any court deciding a matter that arises under the Pennsylvania Election Code in relation to the May 17, 2022 General Primary Election shall append a copy of this order to its decision.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 570
:
ORDER AMENDING RULE 104 OF :
THE PENNSYLVANIA RULES OF THE : JUDICIAL ADMINISTRATION
JUDICIAL ETHICS ADVISORY BOARD : DOCKET
:
:

ORDER

PER CURIAM

AND NOW, this 31st day of March, 2022, pursuant to Article V, Section 10 of the Constitution of Pennsylvania, **IT IS ORDERED** that:

Rule 104 of the Pennsylvania Rules of the Judicial Ethics Advisory Board is amended in the attached form.

This **ORDER** shall be processed in accordance with Pa.R.J.A. 103(b) and shall be effective immediately.

Additions to the rules are shown in bold and are underlined.
Deletions from the rules are shown in bold and in brackets.

Pennsylvania Rules of the Judicial Ethics Advisory Board

Subchapter A. Preliminary Provisions.

Rule 104. Pennsylvania Judicial Ethics Advisory Board

(b) Submissions from Representative Courts and Judicial Organizations. The President Judges of the Superior and Commonwealth Courts shall submit to the Chief Justice the names of three candidates for each Board position to be filled by a judge of their respective courts. The PCSTJ shall submit to the Chief Justice the names of three candidates for each Board position to be filled by a judge of a common pleas court or a judge of the Philadelphia Municipal Court. The SCJAP shall submit to the Chief Justice the names of three candidates for each Board position to be filled by a magisterial district judge. The Supreme Court shall select appointees for those positions from the names submitted. In the absence of submissions, the Supreme Court shall proceed to fill the Board positions.

(c) Terms and Vacancies. The first nine appointments to the Board shall be for staggered terms as follows: three members appointed for **[nine] six** years, three members for **[six] four** years, and three members for **[three] two** years. Thereafter, a new appointment to the Board shall be for a single **[nine] six**-year term. A vacancy shall be filled from the same membership category, **or in the case of a representative judicial organization,** using the same process[,] from which the vacating member was appointed. Appointments to fill a vacancy shall be for the balance of the term vacated.

IN THE SUPREME COURT OF PENNSYLVANIA

Docket No. 21 EM 2020

In Re: Court of Common Pleas of The First Judicial District of Pennsylvania's Request Pursuant to Pa.R.J.A. 1952(B)(2)(m) to Temporarily Suspend or Modify Statewide Court Rules Regarding Utilization of Advanced Communication Technology

AND NOW, this 29th day of March, 2022, Idee C. Fox, President Judge Court of Common Pleas, First Judicial District of Pennsylvania, hereby requests the temporary suspension or modification of statewide rules, by Order of the Supreme Court pursuant to Pa.R.J.A. 1952(B)(2)(m) as follows:

1. Request for Order authorizing the continued temporary suspension of:
 - a. Any state and local procedural rules, which restrict, directly or indirectly, the use of advanced communication technology ("ACT") to June 3, 2022, to allow continued use of ACT. All judges and staff will continue to preside in the courtroom and/or court facilities.
2. The circumstances necessitating this Request include the following:
 - a. The continued use of ACT in Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post-Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments is necessary during the COVID-19 pandemic in Philadelphia County. The availability of ACT as an alternative to conducting in-person proceedings in the above matters allows the First Judicial District to limit the number of people in the courtroom to prevent the spread of COVID-19 and increase the availability of lawyers to handle multiple matters across multiple courtrooms both in Philadelphia and other counties. All judges and staff will continue to preside in the courtroom and court facilities.
 - b. While the number of positive cases has decreased in the past month, as of March 21, 2022, an average of new cases of COVID-19 per day were reported over the last two weeks was 59. That number does not include results from take home tests. As of March 7, 2022, the City of Philadelphia and Philadelphia Department of Health lifted the mask mandate for City Buildings for vaccinated employees and visitors. Despite the continuation of mandatory mask wearing regardless of vaccination status at all court facilities and the implementation of a vaccine mandate for employees the First Judicial District's number of positive cases has not reached zero. The Department of Health has advised that certain settings, such as public transit and healthcare facilities are higher risk. Masks are still required in courtrooms. The use of ACT for Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments prevents the congregation of large numbers of people which would result in a higher risk setting without having a negative impact on processing rates. In fact, as of March 22, 2022, the Criminal Trial Division is at pre-pandemic processing rates, and, in many types of cases, is processing them more quickly and more efficiently than pre-pandemic. For example, the wait time for a nonjury trial is significantly less than it was before the pandemic, and the wait time for a jury trial is the same as pre-pandemic. The Criminal Trail Division has accomplished these rates while maintaining the safety of litigants. There have been zero known Covid-19 transmissions during criminal proceedings.
 - c. Due in part to the pandemic-induced delays, the Philadelphia Department of Prisons continues to experience the need to quarantine prisoners who have tested positive or are suspected positive cases. All quarantined inmates are unavailable for court.
 - d. In-person court proceedings for any COVID-19 positive or quarantined defendant cannot be held and must be continued, placing further strain on the court's efficiency, and necessitating the use of ACT for timely hearings.
 - e. The use of ACT allows the First Judicial District to continue to process matters safely, fairly, and expeditiously, especially for Defendants incarcerated in Philadelphia and out-of-county facilities. The Department of Corrections only recently resumed transportation of inmates pursuant to ACT 82, which enables the transportation of inmates from state correctional institutions to Philadelphia. In addition, transportation of inmates in other counties has not yet returned to pre-pandemic levels. The Criminal Trail Division requires that all incarcerated Defendant and incarcerated witnesses be tested for COVID-19 prior to being transported to the Stout Center for Criminal Justice. As a result, if an incarcerated person refuses the COVID-19 test, he or she will not be transported to the Stout Center. In cases involving Co-Defendants and material witnesses, such delays not caused by the principal Defendant are extremely problematic. The use of ACT will enable the resolution of matters in which Defendants, Co-Defendant and/or material witnesses are incarcerated avoid delay in the resolution of all matters and allow time for the court to effectively and efficiently continue the expansion of operations in conjunction with all criminal justice partners.
 - f. The use of ACT has enabled the Court to a steadily increase disposition rates despite continued social distancing mandates. Without the continued use of ACT, disposition rates will be negatively impacted. The number of dispositions increased from 240 in January of 2021 to 992 in February of 2022
 - g. During the pandemic, the First Judicial District remained operational and has continued to expand operations. The 31 Judges assigned to the Trial Division-Criminal Section are all working from the courthouse daily, assigned to one of four programs: Homicide, Major Felony, Felony Waiver, or SMART/Specialty programs. Between March 1, 2021, and February 28, 2022, there have been approximately 8,469 dispositions made by criminal judges, an average of 705 per month.
 - h. In June 2021, in an effort to expedite custody cases, the First Judicial District developed the Case Accelerated Resolution Program ("CARP"); a pilot program designed to accelerate the resolution of cases awaiting trial in the Major Felony Program. All judges assigned to the Major Felony Program were reassigned to jury and non-jury categories. All custody cases listed in

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the Major Felony Program were then listed for status conferences to determine whether the matter could proceed as a jury or non-jury trial. The use of ACT enabled the court to conduct 900 status conferences (and many of the resulting guilty pleas) in a 3-week period. As a result, the number of custody cases awaiting jury trial in the Major Felony Program was reduced from 886 to 456 between June 1, 2021 and July 14, 2021, a reduction of 49%.

- i. The CARP program was expanding to include bail matters listed for trial in the Major Felony Program. Each bail matter awaiting a trial date (approximately 1,350 cases) was scheduled for a status conference between September 27, 2021 through December 20, 2021. Those cases are now being tried. Like the earlier iteration of the program, the continued use of ACT was essential to the success of this phase.
 - j. The First Judicial District also conducted case conferencing hearings between July 26, 2021, and August 6, 2021 of approximately 270 custody cases awaiting trial in the Felony Waiver Program, 24% of the total cases in the program. The use of ACT permits defendants in local and out-of-county facilities to efficiently and expeditiously enter guilty pleas to resolve open matters.
 - k. In addition, since September 2020 in midst of the pandemic, and despite the suspension of jury trials from November 2020 through February 2021 the First Judicial District has selected jury panels in 136 criminal trials. As of March 14, 2022, the Criminal Trial Division doubled the number of jury trials from four to eight per week. Due to the small courtroom size, it is necessary to use two courtrooms per jury trial to provide participants the means to safely social distance. One courtroom is used to conduct the trial, with some jurors in the gallery. A second courtroom is set aside for public-access viewing via live stream. Further, due to social distancing, jury selection is limited to two criminal jury per day. In light of the constraints of the above safety procedures, the First Judicial District can safely conduct only eight jury trials per week. For our system to work, we are dependent on the public response to the call to serve as jurors. We have been successful in the expansion of our jury operation because we have established safe and reasonable protocols for our jurors and the conduct of trial.
 - l. The continued use of ACT in Gagnon I and Gagnon II hearings, Guilty Plea Hearings, Sentencing Hearings, Post Conviction Relief Act hearings, Post Sentence Motion Hearings, Bench Warrant Hearings, Bail Hearings, Extradition Hearings, and Arraignments is necessary during the continued threat of a COVID-19 surge in Philadelphia County. The availability of ACT as an alternative to conducting in-person proceedings in the above matters allows the First Judicial District to limit the number of people in the courtroom to prevent the spread of COVID-19 and increase the availability of lawyers to handle multiple matters across multiple courtrooms both in Philadelphia and other counties. All judges and staff will continue to preside in the courtroom and court facilities.
 - m. The use of ACT has been favorably received by our justice partners in that it has proven efficient and effective in allowing the courts of the First Judicial District to move criminal matters through the system. The continued use of ACT will allow for further prompt resolution of cases.
 - n. The continued temporary use of ACT is a tool that should remain available as necessary for the First Judicial District given the uncertainties of the duration and severity of the COVID-19 pandemic.
3. All of the judges assigned to the criminal division are in the courthouse and in their courtroom whether conducting live or remote hearings. The use of ACT has allowed judges to handle a more diverse and increased list.
 4. All of these foregoing factors necessitate the continued utilization of the above measures, which have enabled the First Judicial District to conduct and resume judicial proceedings consistent with the Supreme Court orders issued from time to time at Nos. 531 and 532 Judicial Administration Docket, including Orders issued on April 28, 2021, May 27, 2021, June 21, 2021, July 2, 2021, October 1, 2021, October 29, 2021, December 2, 2021, January 7, 2022, and February 14, 2022. All ACT proceedings will be originated and operated from the Courtroom, with Judge and staff present.
 5. Notice of this request for the temporary suspension or modification of statewide rules has been or will be:
 - a. Posted on the court's website;
 - b. Distributed to the Philadelphia Bar Association for further distribution;
 - c. Submitted to the Administrative Office of Pennsylvania Courts for publication pursuant to Rule of Judicial Administration No. 1952(C)(5); and
 - d. Published in *The Legal Intelligencer*, the legal publication designated by the court for publication of legal notices.
 6. Interested parties are advised that objections to any emergency judicial order issued by the Supreme Court should be transmitted to the Supreme Court Prothonotary.

Date: 3/29/22

/s/ IDEE C. FOX

Idee C. Fox,
President Judge, Court of Common Pleas

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

No. 5 of 2022

President Judge Administrative Order

In re: ELECTION DAY JUDICIAL ASSIGNMENTS
2022 Primary Election - Tuesday, May 17, 2022

ORDER

AND NOW, this 24th day March, 2022, the following Election Court assignments are made, which shall supersede other assignments during the scheduled Election Court hours only.

I. PETITIONS TO WITHDRAW.

Any Petition filed after March 23, 2022 by or on behalf of a candidate for leave to withdraw the candidate's name for nomination shall be filed with the Office of Judicial Records and shall be assigned to President Judge Idee C. Fox or her nominee.

II. CENTRAL ELECTION COURT - COURTROOM - STOUT CENTER

Courtroom 602 Juanita Kidd Stout Center for Criminal Justice, 1301 Filbert Street, Philadelphia, PA will be the central location for all records of the Registration Division, Board of Elections and the Office of Judicial Records (formerly "Prothonotary") on May 17, 2022. Central Election Court will convene at 7:00 AM and will remain open continuously until 10:00 PM (Phone: 215-683-7442).

Judges assigned to the Central Election Court will have jurisdiction over all election matters, and shall, as provided in 25 P.S. § 3046:

- act as a committing magistrate for any violation of the election laws;
- settle summarily controversies that may arise with respect to the conduct of the election;
- issue process, if necessary, to enforce and secure compliance with the election laws;
- decide such other matters pertaining to the election as may be necessary to carry out the intent of the Election Code; and
- when an individual is seeking a judicial order to vote, inform the individual of the provisional ballot process set forth in 25 P.S. § 3050. Section 3050 provides, *inter alia*:
 - an individual who claims to be properly registered and eligible to vote at the election district but whose name does not appear on the district register and whose registration cannot be determined by the inspectors of election or the county election board shall be permitted to cast a provisional ballot.
 - Prior to voting the provisional ballot, the elector shall be required to execute an affidavit which must be signed by the voter, the Judge of Election and minority inspector.
 - After the provisional ballot has been cast, the individual shall place it in a secrecy envelope. The individual shall place the secrecy envelope in the provisional ballot envelope and shall place his signature on the front of the provisional ballot envelope.

III. THE FOLLOWING JUDGES ARE ASSIGNED:

	Judge	Courtroom
7 AM to 2:30 PM	Honorable Roxanne Covington	802 Stout Center
2:30 PM to 10 PM	Honorable Joshua Roberts	802 Stout Center

IV. STANDBY ASSIGNMENTS

Should the designated Judge be unavailable, the President Judge will designate an alternative Judge to preside in Central Election Court.

V. ELECTION BOARD PETITIONS

Petitions to Fill Vacancies in Election Boards (judge of election, majority inspector, minority inspector) must be electronically filed no later than 3:00 p.m. on Wednesday, April 27, 2022 through the Court's electronic filing website at: www.courts.phila.gov pursuant to Pa.R.C.P. No. 205.4 and Philadelphia Civil Rule *205.4. Assistance with electronic filing shall be provided through the Office of Judicial Records (formerly "Prothonotary") by Appointment, which may be scheduled by calling (215) 686-4251, or by emailing OJR_Civil@courts.phila.gov.

The Petitioner shall serve the City Commissioners and the Democratic/Republican City Committees, as applicable, as provided in the Order to Show Cause.

Hearings on the *Petitions to Fill Vacancies in Election Boards* will be held via Zoom on Wednesday, May 4, 2022, at 10:00 a.m., President Judge Idee C. Fox or her designee presiding. Unless terminated earlier as provided by law, the term of office of any person appointed to fill a vacancy in the Election Board shall continue for the remainder of the vacancy.

*This Election Schedule is available on the First Judicial District Website at: <http://www.courts.phila.gov>.

BY THE COURT:

/s/ IDEE C. FOX

Honorable Idee C. Fox, President Judge
Court of Common Pleas