

PUBLIC NOTICES

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The Legal Intelligencer

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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)

BORTEN, HAROLD L. - Diane B. Romirowsky, Executrix, 333 Willow Street, Apt. 205, Teaneck, NJ 07666; Brian J. Murren, Atty., Tucker Arensberg, P.C., 2 Lemoyne Drive, Suite 200, Lemoyne, PA 17043.
4-14-3

DAVIS, WEEDIE MAE -- Juanita Davis, Administrator, 5102 Hazel Ave., Apt. B, Phila., PA 19143; Greg Hall, Attorney, 1713 South Broad St., #54430, Phila., PA 19148.
4-21-3*

GALLO, JOSEPHINE L. -- Elissa E. Gallo, Executrix, c/o Gail Marcus, Esq., 2 Penn Center Plaza, Suite 1020, 1500 JFK Blvd., Philadelphia, PA 19102; Gail Marcus, Attorney, 2 Penn Center Plaza, Suite 1020, 1500 JFK Blvd., Philadelphia, PA 19102.
4-21-3*

HUNDZYNSKI, GEORGE -- John Hundzyski, Administrator, c/o Lea E. Thierman, Esquire, The Begley Law Group, 509 S. Lenola Road, Building 7, Moorestown, NJ 08057; Lea E. Thierman, Attorney, The Begley Law Group, 509 S. Lenola Road, Building 7, Moorestown, NJ 08057.
4-14-3*

LACY, STEVEN L. -- Bonnie James, Administratrix, c/o Dennis Woody, Esquire, 110 West Front Street, Media, PA 19063; Dennis Woody, Attorney, 110 West Front Street, Media, PA 19063.
4-14-3*

LAVENDER, LINDA -- Edward Lavender, Administrator, 5917 Washington Avenue, Philadelphia, PA 19143.
4-21-3*

LUBAROFF, MARILYN -- Philip Lubaroff, 879 Clover Place, Warminster, PA 18974; Whitney P. O'Reilly, Atty., Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market St., 32nd Floor, Philadelphia, PA 19103.
4-14-3*

MONTANARO, ANGELINA MARIE -- Anthony P. Montanaro, Administrator, 11 Cobble Hill Road, Jim Thorpe, PA 18229; Gregory L. Mousseau, Atty., 331 Center St., Jim Thorpe, PA 18229.
4-7-3*

NOBLE, REGINALD CUPID -- Office of Principle Executive Officer, king reginald I yahweh, P.O. Box 48324, Philadelphia, PA 19144-9998 Respond by: August 1, 2021.
4-7-3*

O'DONNELL, JAMES F. -- Maria Sisto, Executor, 110 W. Abington Ave., Philadelphia, PA 19118; Timothy Rice, Atty., Timothy Rice Estate and Elder Law Firm, The Greens of Laurel Oak, 1202 Larel Oak Road, Suite 207, Voorhees, NJ 08043.
4-7-3*

OTERO, ROSLYN -- Carlos Otero, Administrator c/o George M. Nikolaou, Esq., 166 Allendale Road, King of Prussia, PA 19406; George M. Nikolaou, Atty, 166 Allendale Road, King of Prussia, PA 19406.
4-7-3*

SUBB, ROBERT J. -- Joseph Subb, Executor and Maryann C. Subb, Executrix, c/o Carl J. Minster III, 521 S. 2nd Street, Philadelphia, PA 19147; Carl J. Minster III, Attorney, 521 S. 2nd Street, Philadelphia, PA 19147.
4-21-3*

VACCA, JAMES JOHN -- James Vacca, Administrator, 2966 Kanes Rd., Willow Grove, PA 19090.
4-7-3*

WILSON, DORIS -- Jamila Wilson, Administrator, 8234 Michener Ave., Philadelphia, PA 19150; Jeremy A. Wechsler, Atty., 2300 Computer Avenue, Suite J54, Willow Grove, PA 19090.
4-7-3*

CORPORATE NOTICES

1531 PACKER CORP. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Olivieri & Associates 2523 S. Broad Street Philadelphia, PA 19148
4-21-1*

Gordon Fashions, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Jeffrey M. Engle, Esquire Moreland Prof. Bldg. 2510 Huntingdon Pike Second Floor Huntingdon Valley, PA 19006
4-21-1*

INTEGRITY BUSINESS MANAGEMENT COMPANY, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Jeffrey S. Michels, Esq. 1234 Bridgetown Pike Suite 110 Feasterville, PA 19053
4-21-1*

MMBrodie Restaurant Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
4-21-1*

Uptown Beer Garden Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Lundy Beldecos & Milby, PC 450 N. Narberth Ave. Suite 200 Narberth, PA 19072
4-21-1*

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **SHANESE I. JOHNSON ASSOCIATES, P.C.**, a professional corporation, is currently in the process of voluntarily dissolving. Shanese I. Johnson, Esq. 230 S. Broad St. Suite 1501 Philadelphia, PA 19102
4-21-1*

FICTITIOUS NAMES

An application for registration of the fictitious name **Kobolak Creative Consulting**, 511 S. 9th St., Apt. 2F, Philadelphia, PA 19147, was filed in the Department of State at Harrisburg, PA, March 24, 2021, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Amaris Kobolak, 511 S. 9th St., Apt. 2F, Philadelphia, PA 19147.
4-21-1*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 09, 2021 for **K&K Herbal Teas** at 645 Caroline Dr. Norristown, PA 19401. The names and addresses of each individual interested in the business are Kyle C. Phillips located at 645 Caroline Dr., Norristown, PA 19401 and Kelsie Star Akers located at 6455 Hilmar Dr., District Heights, MD 20747. This was filed in accordance with 54 PaC.S. 311.
4-21-1*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 11, 2021 for **Glambar** at 1337 E Vernon Rd., Philadelphia, PA 19150. The name and address of each individual interested in the business is Malika Hemmings at 1337 E Vernon Rd., Philadelphia, PA 19150. This was filed in accordance with 54 PaC.S. 311.
4-21-1*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 24, 2021 for Shirley son at 1805 N. 27th Street, Philadelphia, PA 19121. The name and address of each individual interested in the business is James Alexander Payne at 1805 N. 27th Street, Philadelphia, PA 19121. This was filed in accordance with 54 PaC.S. 311.
4-21-1*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, February Term, 2020, No. 1520. NOTICE IS HEREBY GIVEN that on February 9, 2020, the petition of **Charles Frank Patterson** was filed, praying for a decree to change his name to **Frank Marty Gore**. The Court has fixed April 23, 2021, at 10:00 A.M., in Courtroom No. 691, City Hall, Philadelphia, PA for a hearing. All persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
4-21-1*

NON-PROFIT CHARTER

7111 Germantown Condominium Association has been incorporated under the provisions of the PA Non-profit Corporation Law of 1988. Steven L. Sugarman & Assocs. 1273 Lancaster Avenue Berwyn, PA 19312
4-21-1*

Friends of Young Scholars has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988. O'Donnell Stacey 7945 Germantown Ave. Philadelphia, PA 19118
4-21-1*

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To publish your Corporate Notices,
call **Jennifer McCullough**
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

No. 16 of 2021

President Judge Administrative Order

In re: ELECTION DAY JUDICIAL ASSIGNMENTS
2021 Primary Election - Tuesday, May 18, 2021**ORDER**

AND NOW, this 7th day April, 2021, 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 24, 2021 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 907 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 18, 2021. 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	Court Reporter
7 AM to 2:30 PM	Hon. Abbe Fletman	907 Stout Center	Dana Foschini
2:30 PM to 10 PM	Hon Joshua Roberts	907 Stout Center	Stephanie Goffredo

IV. STANDBY ASSIGNMENTS

Judges with standby assignments may only be called upon by the President Judge to preside in Central Election Court in the event of unforeseen events. All of the standby judges must be available between the hours of 7 AM and 10 PM either in their chambers or at home.

Honorable James Crumlish and Honorable Idee C. Fox

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 28, 2021 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.

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

APRIL 21**CLE - VIDEO ENCORE: Q&A with Philadelphia Commerce Judges**

ATTEND VIA WEBCAST

From 12:00 PM - 1:30 PM; Login link and course materials will be provided electronically late the morning of the program.

1.5 SUBSTANTIVE

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

CLE - VIDEO ENCORE: Effective & Ethical Social Media Strategy

ATTEND VIA WEBCAST

From 2:30 PM - 3:30 PM; Login link and materials will be provided electronically early the morning of the program.

1.0 ETHICS

FREE ELIGIBLE *

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

APRIL 21-22**Environmental Law Forum 2021**

9:00 AM to 4:45 PM each day

Cost: \$500 Standard; \$250 Attorneys licensed 5 years or less, judicial law clerks & paralegals

10 substantive/2 ethics

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

APRIL 23**Trial Practice in PA 2021**

1:00 PM to 5:15 PM

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

3 substantive/1 ethics

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

Entertainment Law 2021

9:00 AM to 12:15 PM

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

3 substantive

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

APRIL 26**Family Law Institute 2021**

9:00 AM to 4:00 PM

Cost: \$350 Standard; \$175 Attorneys licensed 5 years or less, judicial law clerks & paralegals

4.5 substantive/1.5 ethics

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

APRIL 27**Employment Law Institute 2021**

9:00 AM to 4:10 PM each day

Cost: \$595 Standard; \$298 Attorneys licensed 5 years or less, judicial law clerks & paralegals

10 substantive/2 ethics

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

APRIL 29**Cyberlaw Update 2021**

9:00 AM to 4:10 PM

Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less, judicial law clerks & paralegals

5 substantive/1 ethics

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

APRIL 30**Pennsylvania Elections 2.0 2021**

1:30 PM to 4:50 PM

Cost: \$199 Standard; \$100 Attorneys licensed 5 years or less, judicial law clerks & paralegals

2 substantive/1 ethics

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

Ethics Compliance Crusher 2021

9:00 AM to 12:20 PM

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

3 ethics

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

Pennsylvania Elections 2.0 2021

Co-sponsored with the PBA Civil & Equal Rights Committee (CERC)

1:30 PM to 5:00 PM

Cost: \$199 Standard; \$100 Attorneys licensed 5 years or less, judicial law clerks & paralegals

2 substantive/1 ethics

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

Department Of Records

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

I N S I D E			
17	Coming Events	22	U.S. Bankruptcy Court
19	Common Pleas Court	22	Hearings
	22 Civil Trial List		
18	Federal Court	22	Court of Appeals
22	Orphan's Court	22	District Court

Court Notices

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Hearings on the *Petitions to Fill Vacancies in Election Boards* will be held via Zoom on Wednesday, May 5, 2021, 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

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

Amended No. 15 of 2021

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

AMENDED ORDER

AND NOW, this 1st day of April, 2021, the within Order is amended to read as follows: upon consideration of:

- (a) the continuing global pandemic affecting the gathering of people, requiring social distancing, and preventing the listing of Landlord/Tenant cases in large numbers;
- (b) the Order dated March 28, 2021 issued by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention extending the eviction moratorium through June 30, 2021;
- (c) the Eviction Diversion Program being conducted by the City of Philadelphia which has saved the court's resources, prevented negative consequences of eviction during a pandemic, and benefited landlords and tenants in coming to agreements in lieu of lawsuits;
- (d) the continuing declaration of Judicial Emergency in the First Judicial District, and the emergency powers provided under Pa.R.J.A. 1952(B) to order the diversion of cases through alternative dispute resolution programs for health and safety reasons accomplished both by reducing the congregation of litigants in the courthouse as well as by avoiding evictions through agreements facilitated by such eviction diversion programs;
- (e) the approximate one hundred million dollars (~\$100,000,000.00) in rental assistance funds that have been made available to the City of Philadelphia which may be accessed through the eviction diversion program; and
- (e) the Landlord Tenant Act which requires cases to be heard within 21 days, but as of the date of this order, due to the global pandemic, Landlord/Tenant trials are now being scheduled over ninety (90) days out, then,

it is hereby ORDERED and DECREED that:

- (1) As of April 1, 2021, no landlord may file a Landlord Tenant Complaint seeking possession based on non-payment of rent owed prior to the date of filing until 45 days after they have first completed an application with the PHL Rent Assist Program through www.phlrentassist.org. Upon completing the application, the landlord will be automatically enrolled in the Eviction Diversion Program as well. The PHL Rent Assist Hotline is (215) 320-7880. It will be a dispositive affirmative defense for any tenant to show that the landlord did not pursue either rental assistance or eviction diversion through the City of Philadelphia Program timely or in good faith.
- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 2021" as the date the Named Defendant, Tenants and Occupants are to vacate the premises ("You are hereby to vacate premises ... no later than _____.") on the writ of possession Cover Sheet. The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) No *alias writs of possession* issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the eviction moratorium 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. Plaintiff Landlords should demonstrate a material breach in support of their petition.

- (c) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by filed documentary evidence (i.e., not solely testimonial evidence) of such distress.
- (d) 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.
- (5) Notwithstanding the relief available as provided in Section (4) 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, as extended through June 30, 2021.
- (6) 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 May 16, 2021, from the computation of those time periods. Landlords may file petitions to extend this 180 day period.
- (7) The Court will be closely monitoring the implementation and impact of the provisions of this order and the conditions surrounding the pandemic to determine the necessity of continuing, modifying or terminating any or all of the terms of this order.
- (8) 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

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

TRIAL DIVISION

Administrative Docket

No. 14 of 2021

In re: Extension of Residential Eviction Moratorium

ORDER

AND NOW, this 31st day of March, 2021, upon review of the Order dated March 28, 2021 issued by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention, it is hereby **ORDERED** and **DECREED** that the Residential Eviction Moratorium implemented by this Court in Administrative Order No. 56 of 2020, Administrative Order No. 69 of 2020, and Administrative Order No. 5 of 2021 is extended through June 30, 2021, as specifically provided in the CDC Order. The CDC Declaration that must be signed and provided by the tenants, lessees or residents to the landlord, owner of the residential property or other person who has a right to have the tenant evicted has been updated as attached. The Court notes, however, that as to such Declaration, the March 28, 2021 CDC Order provides that:

- (1) a signed Declaration submitted under a previous order remains valid notwithstanding the issue of the extended and modified order, and covered persons do not need to submit a new Declaration under the new Order; and
- (2) Tenants, lessees, or residents of a residential property may use any written document in place of the Declaration Form if it includes the same information as required in the Form, is signed, and includes a perjury statement.

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

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.

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Court Notices

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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;¹
- I either earned no more than \$99,000 (or \$198,000 if filing jointly) in Calendar Year 2020, or expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2020 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check);
- 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 extraordinary² out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as my circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, force me to move into and live in close quarters in a new congregate or shared living setting because I have no other available housing options.³
- 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

**THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
TRIAL DIVISION – CIVIL**

ADMINISTRATIVE DOCKET No. 13 of 2021

In re: *ACCC Insurance Company (ACCC)*

ORDER

AND NOW, this 23rd day of **March, 2021**, upon consideration of the attached Order Appointing Liquidator and Permanent Injunction involving *ACCC Insurance Company (ACCC)* entered by the District Court of Travis County, Texas on December 11, 2020, it is hereby **Ordered and Decreed** that all cases in which *ACCC Insurance Company (ACCC)* is a named party shall be placed in deferred status until further notice.

It is further **Ordered and Decreed** that all actions currently pending against any insured of *ACCC Insurance Company (ACCC)* shall be placed in deferred status until further notice.

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

This Administrative Order is issued in accordance with the April 11, 1986 order of the Supreme Court of Pennsylvania, Eastern District, No. 55 Judicial Administration, Docket No. 1; and with the March 26, 1996 order of the Supreme Court of Pennsylvania, Eastern District, No. 164 Judicial Administration, Docket No. 1, as amended. This Order shall be filed with the Office of Judicial Records in a docket maintained for Orders issued by the First Judicial District of Pennsylvania, and one certified copy of this Order shall be filed with the Administrative Office of Pennsylvania Courts. Two certified copies of this Order, and a copy on a computer diskette, shall be distributed to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*, shall be published in *The Legal Intelligencer*, and will be posted on the First Judicial District's website at <http://courts.phila.gov>. Copies shall be submitted to *American Lawyer Media*, the *Jenkins Memorial Law Library*, and the Law Library for the First judicial District of Pennsylvania.

¹ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

² An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

³ "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.

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
President Judge Administrative Order**

No 9 of 2021

In re: Rescheduling of April Tax Sales

ORDER

AND NOW, this 25th day of February, 2021, at the request of the Sheriff of Philadelphia County; it is hereby **ORDERED AND DECREED** that Philadelphia County Sheriff's Tax Sales are rescheduled as follows:

- The Tax Sales scheduled for April 8, 2021 are rescheduled for April 9, 2021. Notice requirements set forth by Administrative Order 3 of 2021.
- The Tax Sales scheduled for April 20, 2021 are rescheduled for April 14, 2021. Notice requirements set forth by Administrative Order 3 of 2021.
- The Tax Sales scheduled for April 21, 2021 remain as scheduled. Notice requirements set forth by Administrative Order 3 of 2021.
- The Tax Sales scheduled for April 22, 2021 are rescheduled for April 27, 2021. Notice requirements set forth by Administrative Order 3 of 2021.

This Order supersedes Administrative Order 68 of 2020.

BY THE COURT:

/s/ Idee C. Fox

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

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

President Judge Administrative Order

No. 10 of 2021

In re: Postponement of March 2, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, 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 March 2, 2021 are postponed to July 13, 2021, with no further advertisement or costs, provided however as to each specific property at issue under the Writ that:

- (a) On or before May 28, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on July 13, 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 May 28, 2021, Plaintiff 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 May 28, 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

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

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

Address of Premises: _____

Court Notices

continued from 25

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for March 2, 2021:

proceed on July 13, 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 July 13, 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
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**

President Judge Administrative Order

No. 11 of 2021

In re: Procedure for May 4, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, due to the volume of Sheriff Sales scheduled for May 4, 2021, and to ensure appropriate notice to all parties, it is hereby **ORDERED and DECREED** that the May 4, 2021 sale will proceed provided that Plaintiffs comply with the following procedure:

- On or before March 19, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on May 4, 2021 along with a "Notice to All Occupants" attached thereto. A timed stamped copy of the Praecipe and "Notice to All Occupants" shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praecipe and "Notice to All Occupants" are attached to this order.
- On or before March 19, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Writ be returned by the Sheriff to the Office of Judicial Records, in which case a new Writ of Execution must be filed and served as provided by rules of court. The Praecipe is attached to this order.
- If Plaintiff fails to comply with paragraphs (a) or (b) above before March 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

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

Plaintiff : TERM, 202

vs. :

Defendant : No.

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for May 4, 2021:

proceed on May 4, 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 May 4, 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
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**

President Judge Administrative Order

No. 12 of 2021

In re: Procedure for June 1, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, due to the volume of Sheriff Sales scheduled for June 1, 2021, and to ensure appropriate notice to all parties, it is hereby **ORDERED and DECREED** that the June 1, 2021 sale will proceed provided that Plaintiffs comply with the following procedure:

- On or before April 16, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on June 1, 2021 along with a "Notice to All Occupants" attached thereto. A timed stamped copy of the Praecipe and "Notice to All Occupants" shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praecipe and "Notice to All Occupants" are attached to this order.
- On or before April 16, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Writ be returned by the Sheriff to the Office of Judicial Records, in which case a new Writ of Execution must be filed and served as provided by rules of court. The Praecipe is attached to this order.
- If Plaintiff fails to comply with paragraphs (a) or (b) above before April 16, 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

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

Plaintiff : TERM, 202

vs. :

Defendant : No.

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff re-

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quests that the Sheriff Sale of the above-premises which was scheduled for June 1, 2021:

proceed on June 1, 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 June 1, 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

**ASALE 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. 2 of 2021**

In re: Postponement of February Tax Sales

ORDER

AND NOW, this 27th day of January, 2021, 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 Previously Scheduled to take place in February 2021 are postponed and rescheduled as follows:

- The Tax Sales scheduled for February 4, 2021 are postponed and rescheduled for May 7, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 16, 2021 are postponed and rescheduled for May 12, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 17, 2021 are postponed and rescheduled for May 19, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 18, 2021 are postponed and rescheduled for May 25, 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**

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

President Judge Administrative Order

No. 3 of 2021

In re: Further procedures regarding postponement of January and February Tax Sales

ORDER

AND NOW, this 27th day of January 2021, pursuant to this Court's Orders postponing the January 2021 Tax Sheriff Sales (Administrative Order No. 68 of 2020) to dates in April 2021;

postponing the February 2021 Tax Sheriff Sales (Administrative Order No. 2 of 2021) to dates in May 2021; and to ensure appropriate notice to all parties, it is **ORDERED** and **DECREED** that:

1. The City (including its agents) shall transmit to the Office of Judicial Records a list of the properties and associated docket numbers re-scheduled by the above-referenced Administrative Orders. The Office of Judicial Records will create a docket entry for each case which shall indicate the date of the scheduled Tax Sale under the specific docket. The text of said docket entry shall read as follows:
 - a. For sales postponed to April 2021, "Pursuant to Administrative Order No. 68 of 2020, the Sheriff's Tax Sale on this property has been postponed and rescheduled to (date of sale)."
 - b. For sales postponed to May 2021, "Pursuant to Administrative Order No. 2 of 2021, the Sheriff's Tax Sale on this property has been postponed and rescheduled to (date of sale)."

No notice of the above referenced docket entry will be provided by the Office of Judicial Records.

2. At least thirty (30) days prior to the date of the sale, the City shall post on the most public part of the subject property a copy of the Decree, along with notice of the date of the sale and a notice from the Save Your Home Philly Hotline. The City shall promptly file an Affidavit of Service reflecting such posting.
3. The City shall also mail such Notice to the named Respondent(s) via first-class mail. Additionally, if the subject property contains a residential structure, the City shall mail such notice addressed to the occupant of the property.
- 4.

BY THE COURT:
 /s/ *Idee C. Fox*

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

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

President Judge Administrative Order

No. 4 of 2021

In re: Postponement of February 2, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 27th day of January, 2021, at the request of the Sheriff of Philadelphia County, due to limitations on public gatherings, the Sheriff having advised the Court that Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol to be issued by the Philadelphia Sheriff, it is hereby **ORDERED and DECREED** that the Mortgage Foreclosure Sheriff Sales scheduled for February 2, 2021 are postponed to May 4, 2021 and June 1, 2021. The lists contained in both Addendum having been provide by the Sheriff, those cases/properties listed on Addendum A, attached hereto and made part hereof, are postponed to May 4, 2021; those cases/properties listed on Addendum B, attached hereto and made part hereof, are postponed to June 1, 2021. No further advertisement or costs required for previously advertised sales.

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**

(For a list of the properties affected, please see The Legal Intelligencer of either Feb. 1, Feb. 2, Feb. 3, Feb. 4, or Feb. 5, 2021)

Addendum A

THESE ACTIVE FEBRUARY 2, 2021 MORTGAGE SALES ARE CONTINUED
 TO MAY 4, 2021

Addendum B

THESE ACTIVE FEBRUARY 2, 2021 MORTGAGE SALES ARE CONTINUED
 TO JUNE 1, 2021

To publish your Corporate Notices,
 call Jennifer McCullough
 at 215-557-2321 | Email: jmccullough@alm.com