

# Sheriff's Sale Notices for May 4, 2021

## SHERIFF'S SALE

**SPECIAL NOTE:** All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

## THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 4, 2021, at:

<https://www.bid4assets.com/philadelphia>  
10 A.M. EDT  
Rochelle Bilal, Sheriff

## PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction holds of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the

## SHERIFF'S SALE

purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1<sup>st</sup>) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5<sup>th</sup> day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further

reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

**WARNING:** All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,  
ROCHELLE BILAL, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, MAY 4, 2021

### 2105-301

**6053 Greenway Ave 19142.** 40th wd. 2360 sq. ft. BRT# 401308700 Improvements: Residential Property  
GREGORY M. DOWNING JR, JEREA LYNNE SHAW C.P. # May 2015 No. 00062 \$152,745.57 KML Law Group, P.C.

### 2105-302

**1712 W 65Th Ave 19126.** 17th wd. 1440 sq. ft. BRT# 171351000 Improvements: Residential Property  
99 SOLUTIONS LLC, ANTHONY REDLEY C.P. # November 2020 No. 00589 \$187,223.96 KML Law Group, P.C.

### 2105-303

**11742 Brandon Pl 19154.** 66th wd. 2002 sq. ft. BRT# 662024500 Improvements: Residential Property  
ELIZABETH SLATER, GEORGE S. SLATER C.P. # April 2019 No. 02078 \$265,452.48 KML Law Group, P.C.

### 2105-304A

**5932 Agusta St 19149.** 53rd wd. 1124 sq. ft. BRT# 531249700 Improvements: Residential Property  
MARCIA RUBIN C.P. # March 2020 No. 01401 \$476,000.00 Banks & Banks

### 2105-304B

**4013 Bleigh Ave 19136.** 41st wd. 1332 sq. ft. Improvements: Residential Property  
MARCIA RUBIN BRT# 412150800 C.P. # March 2020 No. 01401 \$2,500.00 Banks & Banks

### 2105-305

**479 E Penn St 19144.** 12th wd. 1080 sq. ft

## SHERIFF'S SALE

BRT# 122005800 Improvements: Residential Property  
MARCIA RUBIN C.P. # March 2020 No. 01401 \$476,000.00 Banks & Banks

### 2105-306

**6515 N 18Th St 19126.** 17th wd. 1424 sq. ft. BRT# 172272900 Improvements: Residential Property  
99 SOLUTIONS, LLC, ANTHONY REDLEY GUARANTOR C.P. # November 2020 No. 01178 \$179,192.30 KML Law Group, P.C.

### 2105-307

**4502 Magee Ave 19135.** 55th wd. 2272 sq. ft. BRT# 552143200 Improvements: Residential Property  
CONNIE BROWN C.P. # August 2020 No. 01188 \$118,921.49 KML Law Group, P.C.

### 2105-308

**3939 Conshohocken Ave 19131.** 52nd wd. 141746 sq. ft. BRT# 881161010 Improvements: Residential Property Subject to Ground Rent  
BRITH SHOLOM WINIT, LP C.P. # November 2020 No. 00908 \$28,364,977.99 Starfield & Smith, P.C.

### 2105-309

**7153N19ThSt 19126.** 10th wd. 1409sq.ft. BRT# 101115000 Improvements: Residential Property  
CALVIN FIELDING C.P. # April 2017 No. 02857 \$214,624.46 Hladik, Onorato & Federman, LLP

### 2105-310

**126 W Queen Ln 19144.** 12th wd. 1540 sq. ft. BRT# 123116500 Improvements: Residential Property  
UNKNOWN SURVIVING HEIRS OF CYNTHIA L. SHIRLEY DECEASED C.P. # September 2020 No. 00016 \$82,771.79 Hladik, Onorato & Federman, LLP

### 2105-311

**5021 Germantown Ave 19144.** 12th wd. 1717 sq. ft. BRT# 121152100 Improvements: Residential Property  
ANTONIO ZACHARY, JOANN ZACHARY C.P. # February 2020 No. 01145 \$318,483.87 Eisenberg, Gold & Agrawal, P.C.

### 2105-312

**1128-32 N 63Rd St 19151.** 34th wd. 9750 sq. ft. BRT# 344201501 Improvements: Residential Property Subject to Mortgage  
JONESMAN COMEDY LLC C.P. # January 2020 No. 03725 \$147,036.50 Leopold & Associates, LLLC

### 2105-313

**2108 S Norwood St 19145.** 48th wd. 1230 sq. ft. BRT# 482156900 Improvements: Residential Property  
ROBERT D. WILSON C.P. # January 2020 No. 02966 \$58,590.20 Logs Legal Group LLP

### 2105-314

**7913 Lister St 19152.** 64th wd. 2951 sq. ft. BRT# 641091500 Improvements: Residential Property  
STEPHANIE R SPARKS C.P. # August 2019 No. 02553 \$188,817.72 Pincus Law Group, PLLC

### 2105-315

**1743 S 55Th St 19143.** 51st wd. 975 sq. ft. BRT# 514198400 Improvements: Residential Property  
ERNEST MOSS C.P. # August 2020 No. 00531 \$104,065.99 Richard M. Squire & Associates, LLC

## SHERIFF'S SALE

### 2105-316A

**38 Dearborn St 19139.** 44th wd. 668 sq. ft. BRT# 441086800 Improvements: Residential Property  
IPERRY PROPERTY MANAGEMENT, LLC C.P. # September 2019 No. 04227 \$67,102.66 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

### 2105-316B

**53 Dearborn St 19139.** 44th wd. 668 sq. ft. BRT# 441081700 Improvements: Residential Property  
IPERRY PROPERTY MANAGEMENT, LLC C.P. # September 2019 No. 04227 \$67,102.66 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

### 2105-317

**1459 Mc Kinley St 19149.** 54th wd. 2336 sq. ft. BRT# 541079000 Improvements: Residential Property  
JOANNE FELDER C.P. # December 2010 No. 00557 \$170,845.42 Manley Deas Kochalski LLC

### 2105-318

**6820 Marsden St 19135.** 41st wd. 1267 sq. ft. BRT# 412373500 Improvements: Residential Property Subject to Mortgage  
MARLON JOHNSON, DONNA M STITH-JOHNSON C.P. # July 2019 No. 02312 \$133,386.30 Weltman, Weinberg, & Reis Co., LPA

### 2105-319A

**264 Sparks St 19120.** 61st wd. 1050 sq. ft. BRT# 611250400 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-319B

**530 N 35Th St 19104.** 24th wd. 668 sq. ft. BRT# 242164700 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-320A

**1616 68Th Ave 19126.** 10th wd. 1480 sq. ft. BRT# 101249900 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-320B

**6772 Germantown Ave 19119.** 22nd wd. 2104 sq. ft. BRT# 223194900 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC. C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-321

**590 Livezey St 19128.** 21st wd. 2650 sq. ft. BRT# 213345816 Improvements: Residential Property  
SANDRA JOYCE MAY C.P. # July 2019 No. 02296 \$100,837.70 Jscd Law Offices

### 2105-322

**4862 N Broad St 19141.** 13th wd. 3397 sq. ft. BRT# 881071385 Improvements: Residential Property Subject to Mortgage  
ZHI DA DONG, JIAN CHAI ZHOU C.P. # February 2020 No. 01376 \$175,109.29 Weir & Partners LLP

To publish your Corporate Notices,

Call: Jennifer McCullough at 215-557-2321 | Email : [jmccullough@alm.com](mailto:jmccullough@alm.com)

# 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)**

**BORTEN, HAROLD L.** - Diane B. Romirowsky, Executrix, 333 Willow Street, Apt. 205, Teaneck, NJ 07666; Brian J. Murren, Atty., Tucker Arensberg, P.C., 2 Lemoine Drive, Suite 200, Lemoine, 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\*

**FIORDIMONDO, ANGELO S.** (a/k/a ANGELO FIORDIMONDO) -- Robert Fiordimondo, Executor, c/o Karen Conn Mavros, Esquire, 237 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010; Karen Conn Mavros, Attorney, 237 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010.  
4-28-3\*

**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 Hundzynski, 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, Executor, 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\*

**RICE, BLANCHE E.** -- Vicki Nelson, Administratrix, c/o Thomas J. Hornak, Esq., Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152; Thomas J. Hornak, Attorney, Goldsmith Hark & Hornak, PC, 7716 Castor Ave., Philadelphia, PA 19152.  
4-28-3\*

**SOLOMON, EVELYN E.** (a/k/a EVELYN SOLOMON) -- William J. Solomon, Executor, c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101; David W. Crosson, Attorney, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101.  
4-28-3\*

**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\*

## CERTIFICATE OF AUTHORITY

**Nerd Street Gamers, Inc.**, a corporation organized under the laws of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 614 N. Dupont Hwy, Ste. 210, Dover, DE 19901 and the address of its proposed registered office in this Commonwealth is 908 N. Third St., Philadelphia, PA 12123.  
4-28-1\*

## CORPORATE NOTICES

**BLUEKOI CONSTRUCTION INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
4-28-1\*

**FAIRMOUNT FLAVORS 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  
4-28-1\*

**FUSION PALACE INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Armand M. Vozzo, Jr., Esq. 19 Short Road Doylestown, PA 18901  
4-28-1\*

## MISCELLANEOUS GENERAL NOTICES

**PHILADELPHIA COUNTY – ORPHANS' COURT DIVISION**  
No. 1521 DE of 1992 (Control No. 210450)

**Case Caption:** IN RE: MARIA LOUISE WOODFOLK, DECEASED.

**To:** All persons claiming an interest in the real estate located at 37 Wiota Street, Philadelphia, PA as an heir or devisee of Maria Louise Woodfolk, through Maria Louise Woodfolk, or through an heir or devisee of Maria Louise Woodfolk, creditors that do not have liens of record, and all other persons and parties holding or claiming a lien, title, claim or other interest in the property.

**NOTICE:** Notice is hereby given that the Philadelphia Community Development Coalition Inc. has filed a Petition to Determine Title to Real Estate located at 37 Wiota Street, Philadelphia, PA (OPA/BRT: 061170200), pursuant to 20 Pa. C.S. § 3546. You are hereby notified to file a written response to the Petition for Determination of Title to Real Estate on or before May 31, 2021 or the court may deem that you have no objection to the relief requested therein and may grant such relief without further notice to you. Such requested relief includes the adjudication of the interest of Decedent Maria Louise Woodfolk in the property located at 37 Wiota Street to be in Petitioner, Philadelphia Community Development Coalition Inc. If you do not have a lawyer, you should contact: Lawyer Referral Service Philadelphia Bar Association, 1101 Market St, 11th Floor, Phila., PA 19107 (215) 238-1701.

**By:** ORPHANIDES & TONER LLP, Attorneys for Petitioner, 1500 John F. Kennedy Blvd., Suite 800, Philadelphia, PA. 19102; 267-236-7500.  
4-22-3\*

## NAME CHANGE

Court of Common Pleas for the County of Philadelphia, March Term, 2021, No. 2513 NOTICE IS HEREBY GIVEN that on March 25, 2021, the petition of **Gerant Teodoro Rivera-Alonso** was filed, praying for a decree to change his name to **Gerant TJ Rivera**. The Court has fixed May 27, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.  
4-28-1\*

Court of Common Pleas for the County of Philadelphia, March Term, No. 1510 NOTICE IS HEREBY GIVEN that on April 5, 2021, the petition of **Stefan Mangel** was filed, praying for a decree to change **Stefan Mangel** to **Stefan Ciaba Mangel**. The Court has fixed May 27, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.  
4-28-1\*



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## 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  
ORPHANS' COURT DIVISION

## ADMINISTRATIVE DOCKET

No. 17 of 2021

*In Re: Resumption of In-Person Proceedings and Availability of Hybrid Hearings*

## ORDER

AND NOW, this 22<sup>nd</sup> day of April, 2021, recognizing the need to ensure continued protection of the public, attorneys, litigants, witnesses, employees of the Clerk of Orphans' Court and the First Judicial District as the Court resumes its operations, and recognizing the increased availability of the Covid-19 vaccines to all adults in Philadelphia County, it is hereby **ORDERED** and **DECREED** that, in accordance with all required health and safety guidelines, **effective May 17, 2021:**

- (1) in-person judicial proceedings will resume on a limited basis at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis;
- (2) hybrid judicial proceedings, involving both in-person and remote appearances through Zoom or other Advanced Communication Technology, may be conducted at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis; and
- (3) all other judicial proceedings will continue to be conducted through the use of Advanced Communication Technology until further order of this court.

All necessary safety and health protocols as may be adopted and amended from time to time by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Public Health and the First Judicial District will be followed and enforced, including the mask-mandate and social distancing protocols. The *Orphans' Court's Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings*, which include specific provisions regarding access to City Hall, and resumption of in-person judicial proceedings and hybrid proceedings, are published on the Court's website at [www.courts.phila.gov/covid-19](http://www.courts.phila.gov/covid-19) and may be amended from time to time.

BY THE COURT:

/s/ Sheila Woods-Skipper

Hon. Sheila Woods-Skipper  
Administrative Judge  
Orphans' Court Division

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 7<sup>th</sup> 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 elec-

*Court Notices continues on 21*

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

## APRIL 28

**CLE - VIDEO ENCORE: Balancing Practicality, Civility...**  
ATTEND VIA WEBCAST

From 9:30 AM - 10:30 AM; Login link and materials will be provided electronically early the morning of the program.

1 ETHICS  
FREE ELIGIBLE \*

For more information or to register,  
visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

**CLE - Restorative Justice in Legal Practice and Mediation**  
LIVE VIA WEBCAST

From 12:30 PM - 2:30 PM; Includes a break. Login link and materials will be provided electronically late the morning of the program.

2 SUBSTANTIVE  
FREE ELIGIBLE \*

For more information or to register,  
visit: [www.philadelphiabar.org](http://www.philadelphiabar.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](http://www.pbi.org)

**CLE - IRS Collections**

SPEAKERS LIVE VIA WEBCAST

From 10:00 AM - 11:30 AM; Login link and materials will be provided electronically late afternoon the day before the program.

1.5 SUBSTANTIVE

For more information or to register,  
visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

**CLE - Pennsylvania and NJ Cannabis Update**

SPEAKERS LIVE VIA WEBCAST

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

1 SUBSTANTIVE  
FREE ELIGIBLE \*

For more information or to register,  
visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

**CLE - VIDEO ENCORE: Ethics Re: Cross Examining Med Experts**

ATTEND VIA WEBCAST

From 3:00 PM - 4:00 PM; Login and Course Materials link will be provided electronically the afternoon of the program.

1 ETHICS  
FREE ELIGIBLE \*

For more information or to register,  
visit: [www.philadelphiabar.org](http://www.philadelphiabar.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](http://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](http://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](http://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](http://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			
16	Coming Events	20	Hearings
18	Common Pleas Court	20	Supreme Court
17	Federal Court	20	Superior Court
20	Orphan's Court	19	Court of Appeals
20	U.S. Bankruptcy Court	20	District Court

# Court Notices

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tion 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](http://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 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 1<sup>st</sup> day of April, 2021, the within Order is amended to read as follows: upon consideration of:

- the continuing global pandemic affecting the gathering of people, requiring social distancing, and preventing the listing of Landlord/Tenant cases in large numbers;
- 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;
- 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;
- 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;
- 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
- 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:

- 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](http://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.

- 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.
- 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.
- 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:
  - Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
  - 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.
  - 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.
  - 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.
- 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.
- 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.
- 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.
- 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 31<sup>st</sup> 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:

*Court Notices continues on 22*

# Court Notices

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- (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.

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;<sup>1</sup>
- 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 extraordinary<sup>2</sup> 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.<sup>3</sup>
- 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**

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

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

<sup>3</sup> "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.

**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.

**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**

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

*Court Notices continues on 23*

# Court Notices

continued from 22

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 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  
President Judge Administrative Order  
No. 2 of 2021**

**In re: Postponement of February Tax Sales**

## ORDER

AND NOW, this 27<sup>th</sup> 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 27<sup>th</sup> 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 27<sup>th</sup> 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](mailto:jmccullough@alm.com)