

PUBLIC NOTICES

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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)

HICKEY, MICHAEL P. -- Robert L. Keck, Jr., Administrator, c/o Karen Conn Mavros, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010; Karen Conn Mavros, Attorney, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010.
4-29-3*

KOVLER, SUZANNE FAITH -- Edward Kovler, Administrator, c/o Charles Kovler, Esquire, 11 Monica Drive, Holland, PA 18966; Charles Kovler, Attorney, 11 Monica Drive, Holland, PA 18966.
4-22-3*

LOVE, MICHAEL ANTHONY -- John N. Hickey, Administrator, c/o Robert C. Ewing, Esq., P.O. Box 728, Media, PA 19063; Robert C. Ewing, Attorney, P.O. Box 728, Media, PA 19063.
4-22-3*

MASSEY, IDAMAE S. -- A. Victor Meitner, Jr., Administrator, 564 Skippack Pike, Blue Bell, PA 19422; A. Victor Meitner, Jr., Attorney, 564 Skippack Pike, Blue Bell, PA 19422.
4-29-3*

MATREGRANO, SIMIE M. -- Rose G. Schulberger, Executrix, 1065 Quarry Hall Road, Norristown, PA 19403; Joseph V. Pinto, Jr., Attorney, Greenbaum & Pinto, P.C., 858 E. Welsh Road, Suite 5, Maple Glen, PA 19002.
4-15-3*

REEVES, HAROLD -- Daina S. Wilson McLean, Esquire, Administrator, P.O. Box 2410, Bala Cynwyd, PA 19004; Daina S. Wilson McLean, Attorney, P.O. Box 2410, Bala Cynwyd, PA 19004.
4-29-3*

CITY COUNCIL

City of Philadelphia Public Hearing Notice

The **Committee on Global Opportunities & Creative/Innovative Economy** of the Council of the City of Philadelphia will hold a Public Hearing on **Friday, May 7, 2021, at 9:00 AM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

200339 Resolution authorizing the Committee on Global Opportunities and the Creative/Innovative Economy to hold public hearings on plans, procedures, and global best practices for restarting the economy in the wake of the novel coronavirus pandemic.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3452, or send an e-mail to Tyler.DeBusi@phila.gov by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the resolution number that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Global Opportunities & Creative/Innovative Economy, open to the public, will be held to consider the action to be taken on the above listed items.

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

Michael A. Decker
Chief Clerk
4-29-1*

City of Philadelphia Public Hearing Notice

The **Committee on Parks, Recreation and Cultural Affairs** of the Council of the City of Philadelphia will hold a Public Hearing on **Friday, May 7, 2021, at 1:00 PM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

210360 An Ordinance officially naming and designating the dog park located on the north side of Winter Street between 21st Street and 22nd Street, in the City of Philadelphia, as the "Rob Stuart Memorial Dog Park".

210308 Resolution authorizing the Committee of Parks, Recreation, and Cultural Affairs to hold hearings on the City of Philadelphia's Landmarks and Monuments Review process to propose changes to any landmarks or monuments in Philadelphia that are reminders or symbols of racism or bigotry; while elevating the city's rich history and diversity.

Speakers interested in giving testimony on any of these legislative matters must call 267-225-1668, or send an e-mail to sabrina.aponte@phila.gov by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the bill or resolution number or numbers that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Parks, Recreation and Cultural Affairs, open to the public, will be held to consider the action to be taken on the above listed items.

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

Michael A. Decker
Chief Clerk
4-29-1*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, March Term, 2021, No. 813 NOTICE IS HEREBY GIVEN that on March 15, 2021, the petition of **Rodney Damon Foreman** was filed, praying for a decree to change **Rodney Damon Foreman** to **Rodney Roland Brandon**. The Court has fixed May 14, 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.
4-29-1*

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LEGAL LISTINGS

COURT NOTICES

THE DISCIPLINARY BOARD OF THE SUPREME COURT OF PENNSYLVANIA [204 PA. CODE CH. 83]

Proposed Amendments to the Pennsylvania Rules of Disciplinary Enforcement Relating to Access to Disciplinary Information and Confidentiality

Notice of Proposed Rulemaking

Notice is hereby given that The Disciplinary Board of the Supreme Court of Pennsylvania (“Board”) is considering recommending to the Supreme Court of Pennsylvania (“Court”) that the Court amend Rules 215 and 402 of the Pennsylvania Rules of Disciplinary Enforcement (“Enforcement Rule” or “Pa.R.D.E.”), as set forth in Annex A.

EXPLANATORY REPORT

Pa.R.D.E. 402. Access to Disciplinary Information and Confidentiality.

Pa.R.D.E. 402 governs access to disciplinary information and confidentiality. Subdivisions (a) and (b) specify the timing of opening a proceeding to the public. Until the proceeding is open, it remains confidential, except as set forth in subdivision (c). Current Pa.R.D.E. 402(c)(3) allows public access to a proceeding when it is based on the Court’s order of temporary suspension from the practice of law pursuant to Enforcement Rule 208(f)(1). Under subdivision (f)(1), the suspension may be imposed by the Court when the continued practice of law by an attorney is causing immediate and substantial public or private harm because of misappropriation of funds by such person to his or her own use, or because of other egregious conduct in manifest violation of the rules. Under these circumstances, it is important and necessary to allow public access to information concerning such proceeding in order to safeguard the public against potential harm.

Two other bases for temporary suspension of an attorney’s license to practice law are not included in the exceptions to confidentiality under current Pa.R.D.E. 402(c)(3). A temporary suspension under Enforcement Rule 208(f)(5) may be imposed by the Court when an attorney engages in contemptuous conduct against the Board by disregarding applicable provisions of the Enforcement Rules, failing to maintain or produce records required by the Pennsylvania Rules of Professional Conduct and Enforcement Rules in response to a request or demand under the rules, failing to comply with a valid subpoena or engaging in any other conduct that materially delays or obstructs the conduct of a proceeding under the Enforcement Rules. A temporary suspension under Enforcement Rule 214(d) may be imposed by the Court upon the attorney’s conviction of a crime or at any time before or after a guilty plea or verdict of guilt.

Regardless of the basis, an order of temporary suspension signifies the Court’s determination that an attorney is no longer allowed to practice law until further definitive action. The Board

proposes amending subdivision (c)(3) of Pa.R.D.E. 402 to expand the confidentiality exceptions to include proceedings based on orders of temporary suspension entered by the Court under Enforcement Rule 208(f)(5) and Enforcement Rule 214(d). The Board can find no justification for distinguishing among the types of temporary suspension and concludes that the rationale for making an exception to confidentiality for Enforcement Rule 208(f)(1) temporary suspensions applies with equal force to temporary suspensions under Enforcement Rule 208(f)(5) and Enforcement Rule 214(d). The public is better served when it has access to information relating to temporarily suspended attorneys. The proposal further clarifies what information becomes public upon the entry of the Court’s order of temporary suspension.

Subdivision (d) clarifies that Pa.R.D.E. 402 should not be construed to deny access to relevant information to certain agencies and boards or prevent information from being reported or utilized under specific circumstances. The Board proposes amending subdivision (d) by adding new paragraph (4) to permit Office of Disciplinary Counsel to make an informal referral of an attorney to Lawyers Concerned for Lawyers of Pennsylvania, Inc. (“LCL-PA”), if Disciplinary Counsel believes that an attorney may benefit from the services of LCL-PA. The proposal permits Disciplinary Counsel to share with LCL-PA information deemed confidential as part of the referral.

The express mission of LCL-PA is to provide a peer assistance program to attorneys who face mental health or substance use challenges, by a combination of confidential helpline services, volunteer support and education. The proposed amendment is especially timely, as the COVID-19 pandemic has placed untold pressures and stresses on members of the legal profession. Due to its investigatory capacity and its interaction with attorneys, Office of Disciplinary Counsel is in a pivotal and front line position to facilitate connecting an attorney to available resources. Office of Disciplinary Counsel’s ability to make an informal referral benefits not only the attorney, but the profession, the courts and the public at large.

Importantly, key language in the proposal maintains the attorney’s confidentiality by underscoring that LCL-PA is not permitted to report information about the attorney to Disciplinary Counsel or its staff. Further, the fact that a referral was made and its outcome shall not be relevant for any purpose and may not be considered or disclosed by Disciplinary Counsel in any proceeding under the rules. This language is critical because it encourages attorneys to seek help and addresses hesitation the attorney may have about participation in a lawyers’ assistance program.

Pa.R.D.E. 215. Discipline on Consent.

Enforcement Rule 215(c) governs the confidentiality of a resignation statement submitted by an attorney who is the subject of an investigation into allegations of misconduct. Subdivision (c) sets forth five exceptions, one of which is when the resignation is based on an order of temporary

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COMING EVENTS

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

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

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

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

APRIL 30

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

CLE - Drafting Understanding & Enforcing Indemnity Provisions

SPEAKERS LIVE VIA WEBCAST

From 10:00 AM - 11:00 AM; Login link and course materials will be provided electronically early the morning of the program.

1.0 SUBSTANTIVE

FREE ELIGIBLE *

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

CLE - VIDEO ENCORE: Cultural Humility/Competency-Diversity

ATTEND VIA WEBCAST

From 12:30 PM - 2:30 PM; Login link and course materials will

be provided electronically late the morning of the program.

2.0 ETHICS

FREE ELIGIBLE *

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

Department Of Records

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

I N S I D E			
15	Coming Events	19	U.S. Bankruptcy Court
18	Common Pleas Court	19	Hearings
16	Federal Court	19	Court of Appeals
19	Orphan's Court	19	District Court

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suspension from the practice of law entered by the Court either pursuant to Enforcement Rule 208(f)(1) or pursuant to Enforcement Rule 214.

The Board proposes two amendments to Enforcement Rule 215(c)(5). The first amendment is to expand the exception to confidentiality to include orders of temporary suspension under Enforcement Rule 208(f)(5). This is the logical consequence of the Board's proposed revision to Enforcement Rule 402(c)(3), which will permit public access to information and proceedings concerning temporary suspensions under Enforcement Rule 208(f)(5). The second proposed revision is a minor change to describe Enforcement Rule 214 as "relating to a criminal proceeding." This language best describes the rule, as in addition to governing an attorney convicted of a crime, Enforcement Rule 214 permits temporary suspension of an attorney prior to conviction.

Interested persons are invited to submit written comments, suggestions or objections by mail or facsimile to the Executive Office, The Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5600, PO Box 62625, Harrisburg, PA 17106-2625, facsimile number (717-231-3381), email address Dboard.comments@pacourts.us on or before June 14, 2021.

By The Disciplinary Board of the
Supreme Court of Pennsylvania

Jesse G. Hereda
Executive Director

Annex A

PENNSYLVANIA RULES OF DISCIPLINARY ENFORCEMENT Rule 215. Discipline on Consent.

(c) Confidentiality of resignation statement. – The fact that the attorney has submitted a resignation statement to Disciplinary Counsel or the Board for filing with the Supreme Court shall become a matter of public record immediately upon delivery of the resignation statement to Disciplinary Counsel or the Board. The order disbaring the attorney on consent shall be a matter of public record. If the statement required under the provisions of subdivision (a) of this rule is submitted before the filing and service of a petition for discipline and the filing of an answer or the time to file an answer has expired, the statement shall not be publicly disclosed or made available for use in any proceeding other than a subsequent reinstatement proceeding except:

(5) when the resignation is based on an order of temporary suspension from the practice of law entered by the Court either pursuant to Enforcement Rule 208(f) [(1)] (relating to emergency temporary suspension orders and related relief) or pursuant to Enforcement Rule 214 (relating to attorneys convicted of crimes) a criminal proceeding.

Rule 402. Access to Disciplinary Information and Confidentiality.

- (a) Except as provided in subdivisions (b), (d) and (k), all proceedings under these rules shall be open to the public after:
- (1) the filing of an answer to a petition for discipline;
 - (2) the time to file an answer to a petition for discipline has expired without an answer being filed;
 - (3) the filing and service of a petition for reinstatement; or
 - (4) the Board has entered an Order determining a public reprimand.
- (b) Notwithstanding subdivision (a), an informal proceeding under these rules in which it is determined that private discipline should be imposed but that subsequently results in the filing of formal charges shall not be open to the public until or unless the Supreme Court enters its order for the imposition of public discipline.
- (c) Until the proceedings are open under subdivision (a) or (b), all proceedings involving allegations of misconduct by or disability of an attorney shall be kept confidential unless:

- (3) [the proceeding is based on] an order of temporary suspension from the practice of law is entered by the Court pursuant to Enforcement Rule 208(f)[(1)] (relating to emergency temporary suspension orders and related relief) or Enforcement Rule 214(d) (relating to temporary suspension based on a criminal proceeding), in which case the proceedings and filings related to the petition, the order, and any petition to dissolve, amend or modify shall be public;

- (d) This rule shall not be construed to:

(4) Prevent the Office of Disciplinary Counsel from making an informal referral of an attorney to Lawyers Concerned for Lawyers of Pennsylvania, Inc. (LCL-PA), if Disciplinary Counsel believes that the attorney may benefit from the services of LCL-PA. Disciplinary Counsel may share with LCL-PA information deemed confidential under these Enforcement Rules as part of the referral. LCL-PA shall not report information about the subject attorney to Disciplinary Counsel or to any staff of the Office of Disciplinary Counsel. The fact that a referral was made and its outcome shall not be relevant for any purpose and may not be considered or disclosed by Disciplinary Counsel in any proceeding under these Rules.

Note: Subdivision (d)(4) is intended to facilitate mental health and substance use referrals to Pennsylvania's approved lawyers' assistance program while preserving the confidentiality that is essential to that program's success. See Pennsylvania Rules of Professional Conduct, Rule 8.3(c) and Comment [7].

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 22nd 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 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 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

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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.

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:

- 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. 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 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,

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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.

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

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.

**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 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**

Plaintiff : TERM, 202
vs. :

Court Notices

continued from 22

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 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 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