

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)

FRANKLIN, MARVIS -- Frank A. Franklin, II, Executor, c/o Edgar R. Einhorn, Esq., 7 N. Columbus Blvd., Unit #243, Philadelphia, PA 19106; Edgar R. Einhorn, Attorney, 7 N. Columbus Blvd., Unit #243, Philadelphia, PA 19106.

5-6-3*

GIBBS, III, ETRUSIA B. -- Charles M. Gibbs, Esq., Executor, 1845 Walnut St., 19th Fl., Philadelphia, PA 19103; Charles M. Gibbs, Attorney, 1845 Walnut St., 19th Fl., Philadelphia, PA 19103.

5-6-3*

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*

PERTSCHI, PETER EDWARD (a/k/a PETER PERTSCHI) -- Kristopher T. Pertschi, Administrator, CTA, c/o Hope Bosniak, Esq., Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090; Hope Bosniak, Attorney, Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090.

5-6-3*

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*

RODECK, ULRICH -- Stephen Paul Landauer, Executor, P.O. Box 19, Newtown, NJ 07860; Robert P. Gasparro, Attorney, P.O. Box 8321, Philadelphia, PA 19101-8321.

5-6-3*

CITY COUNCIL

City of Philadelphia Public Hearing Notice

The **Committee of the Whole** of the Council of the City of Philadelphia will hold a Public Hearing on **Monday, May 17, 2021, at 10:00 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 item:

210074 An Ordinance repealing Chapter 21-1200 of The Philadelphia Code, entitled "Police Advisory Board," and replacing it with a new Chapter 21-1200 that reconstitutes and renames the board as the "Citizens Police Oversight Commission," and, as authorized by the Charter, provides for the Commission's appointment, the powers and duties of the Commission and the manner in which the Commission and other officers, employees, and agencies shall fulfill their respective responsibilities with respect to the Commission, all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call (215) 821-6625, or send an e-mail to chris.gov@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 of the Whole, open to the public, will be held to consider the action to be taken on the above listed item.

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

Michael A. Decker
Chief Clerk
5-6-1*

City of Philadelphia Public Hearing Notice

The **Committee on Public Health and Human Services** of the Council of the City of Philadelphia will hold a Public Hearing on **Friday, May 14, 2021, at 10:00 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 item:

210331 An Ordinance amending Title 6 of The Philadelphia Code, the "Health Code," to add a section establishing reporting and employment requirements related to changes in ownership or of the license holder of long-term care facilities and hospitals; all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3446, or send an e-mail to david.maynard@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 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 Public Health and Human Services, open to the public, will be held to consider the action to be taken on the above listed item.

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

Michael A. Decker
Chief Clerk
5-6-1*

City of Philadelphia Public Hearing Notice

The **Committee on Rules of the Council** of the City of Philadelphia will hold a Public Hearing on **Tuesday, May 25, 2021, at 9:30 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:

200713 An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lehigh Avenue, Frankford Avenue, Master Street and 6th Street.

210081 An Ordinance amending Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability;" Section A-906, entitled "Property License Fees;" Chapter 14-604, entitled "Accessory Uses and Structures;" and Chapter 19-2400, entitled "Hotel Room Rental Tax," to add and revise provisions related to the use of properties for limited lodging and hotel purposes and to the collection of hotel rental taxes in connection therewith; all under certain terms and conditions.

210204 An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Milnor Street, Princeton Avenue, and the Delaware River.

210225 An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "CTR, Center City Overlay District" by establishing and adding a new sub-area within the Broad Street Area, entitled "South Broad Street Gateway" and making related changes, all under certain terms and conditions.

210362 An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Section 14-502, entitled "CTR, Center City Overlay District," to create the "Mid-Walnut Street Area," all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3412 ext. 8, or send an e-mail to brett.nedelkoff@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 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 Rules, 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
5-6-1*

CORPORATE NOTICES

PCL INCORPORATED has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Mark D. Schaffer, Esq. 1500 Walnut St. Suite 2000 Philadelphia, PA 19102

5-6-1*

Rabbit Recycling, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. George J. Lavin, III & Assoc. 920 West Chester Pike Upper Floor Havertown, PA 19083

5-6-1*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, March Term, 2021, No. 210302157 NOTICE IS HEREBY GIVEN that on March 19, 2021, the petition of **Edell Grant, Jr.** was filed, praying for a decree to change his name to **Edell Michael Baker**. 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.

5-6-1*

Court of Common Pleas for the County of Philadelphia, March Term, 2021, No. 3009 NOTICE IS HEREBY GIVEN that on April 5, 2021, the petition of **Jerome Lamar Jones, II** was filed, praying for a decree to change his name to **Mon-tez Jameal Plummer**. 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.

5-6-1*



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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
PHILADELPHIA COURT OF COMMON PLEAS

Monday, May 3, 2021

TRIAL DIVISION – CIVIL
NOTICE TO THE BARUPDATED PROTOCOL FOR THE COMPULSORY ARBITRATION PROGRAM
NOTICE OF VIRTUAL ARBITRATION HEARING DATE**General Statement**

The conduct of virtual arbitration hearings is governed by the *Notice of Policies and Protocols for use of Advanced Communication Technology for Court Proceedings in Civil Matters* issued on July 16, 2020. The Order and Notice can be found at <http://www.courts.phila.gov/covid-19/>. This updated Protocol supplements the Protocol previously issued on March 12, 2021 and will take effect on **Monday, May 3, 2021**.

NOTICE

All notices of virtual arbitration hearing dates will be generated by the First Judicial District's electronic filing system no later than ten (10) days prior to the hearing. As such, all electronic filers will receive notice electronically through the electronic filing system. Additionally, the parties will receive an email with the Zoom Link and Scheduling Order five to seven days before the hearing date.

Effective Monday, May 3, 2021, parties will receive ten (10) days notice of a virtual arbitration hearing date. All other aspects of the March 12, 2021 protocol remain in effect until further order of the Court.

Honorable Lisette Shirdan-Harris
Administrative Judge
Trial Division

Honorable Daniel J. Anders
Supervising Judge
Trial Division – Civil

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
President Judge Administrative Order
No. 18 of 2021**In re: Moratorium on Philadelphia Sheriff's Mortgage Foreclosure and Tax Sales****ORDER**

AND NOW, this 29th day of April, 2021, in light of the recently passed American Rescue Plan, Pennsylvania will soon receive over \$350 million to help homeowners who have fallen behind

on their mortgage payments and property taxes as a result of the pandemic; as well as any and all federally mandated moratoriums, it is hereby **ORDERED and DECREED** as follows:

- 1) All Philadelphia County Sheriff's Mortgage Foreclosure Sales and Tax Sales are stayed until September 2021, provided that, consistent with the process to be set forth by subsequent Order of this Court, the Property subject to Sheriff Sale does not qualify for a further stay as ordered by the court.
- 2) All writs in the hands of the Sheriff are deemed reissued, effective this date, at no further cost;
- 3) Within thirty (30) days a supplemental Order will be issued by this Court, setting forth the process and procedure to assist homeowners in finding available resources to access funding to assist in payment of the debt and/or tax lien; as well as a process for requesting removal from the Stay by the filing appropriate pleadings, and the issuance of a Court Order to allow the Property to proceed to Sheriff Sale.

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
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:**

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

MAY 6-7**PBA Civil Litigation Section Retreat 2021**

Webcast 1:00 PM to 3:15 PM

Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less,
judicial law clerks & paralegals
3 substantive/2 ethics

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

MAY 10**Navigating Commercial Foreclosures, Evictions and Bankruptcy**

Webcast 12:00 PM to 2:00 PM

Cost: \$149 Standard; \$75 Attorneys licensed 5 years or less, judi-
cial law clerks & paralegals
2 substantive

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

MAY 11**CLE VIDEO ENCORE – Adoption and Termination of Parental Rights in Philadelphia**

ATTEND via WEBCAST

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

1.5 SUBSTANTIVE

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

MAY 12**Midyear Cannabis Law Report 2021**

Webcast 1:15 PM to 4:30 PM

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

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

Planning and Administering the Digital Estate 2021

Webcast 9:00 AM to 12:15 PM

Cost: \$249 Standard; \$125 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 VIDEO ENCORE – Your Time to Thrive

ATTEND via WEBCAST

12-1 p.m.; Login link and materials will be provided electroni-
cally the morning of the program

1.0 ETHICS

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

MAY 13**Bridge The Gap**

Webcast 9:00 AM to 1:15 PM

Cost: \$249 Standard; FREE for Attorneys licensed 5 years or
less, judicial law clerks & paralegals
4 ethics

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

Associate Development in the Time of Covid

Webcast 12:00 PM to 1:00 PM

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

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

CLE VIDEO ENCORE Essentials of IOLTA Compliance

ATTEND VIA WEBCAST

12-2 p.m.; Login link and materials will be provided electroni-
cally the morning of the program

2.0 ETHICS

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

CLE VIDEO ENCORE – Email Communications and the**Ethical Risks**

ATTEND VIA WEBCAST

3-4 p.m.; Login link and materials will be provided electronically
the morning of the program

1.0 ETHICS

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			
16	Coming Events	20	U.S. Bankruptcy Court
18	Common Pleas Court	20	Hearings
17	Federal Court	19	Court of Appeals
20	Orphan's Court	20	District Court

Court Notices

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- (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 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:

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

it is hereby ORDERED and DECREED that:

- (1) As of April 1, 2021, no landlord may file a Landlord Tenant Complaint seeking possession based on non-payment of rent owed prior to the date of filing until 45 days after they have first completed an application with the PHL Rent Assist Program through www.phlrentassist.org. Upon completing the application, the landlord will be automatically enrolled in the Eviction Diversion Program as well. The PHL Rent Assist Hotline is (215) 320-7880. It will be a dispositive affirmative defense for any tenant to show that the landlord did not pursue either rental assistance or eviction diversion through the City of Philadelphia Program timely or in good faith.
- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 2021" as the date the Named Defendant, Tenants and Occupants are to vacate the premises ("You are hereby to vacate premises ... no later than ____.") on the writ of possession Cover Sheet. The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) No *alias writs of possession* issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the eviction moratorium by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an alias writ of possession, pursuant to any of the following bases:
 - (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
 - (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgement of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good cause under this order. Plaintiff Landlords should demonstrate a material breach in support of their petition.
 - (c) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by

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filed documentary evidence (i.e., not solely testimonial evidence) of such distress.

- (d) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.
- (5) Notwithstanding the relief available as provided in Section (4) above, Plaintiff Landlords are not entitled to request leave of court for permission to serve writs of possession or alias writs of possession if the eviction is otherwise prohibited by law, such as provided in the September 1, 2020 Order issued by the Centers for Disease Control and Prevention, as extended through June 30, 2021.
- (6) Calculation of the six-month period set forth in Rule 126(e) (“[a]n alias writ of possession may not be issued after six months from the date of the judgment for possession without leave of court”) and the 180-day period for serving alias writs of possession (the practice of the Philadelphia Municipal Court is to serve the alias writ of possession within 180 days from the entry of a judgment for possession), shall exclude the time from March 16, 2020 through and including May 16, 2021, from the computation of those time periods. Landlords may file petitions to extend this 180 day period.
- (7) The Court will be closely monitoring the implementation and impact of the provisions of this order and the conditions surrounding the pandemic to determine the necessity of continuing, modifying or terminating any or all of the terms of this order.
- (8) This Order supersedes conflicting provisions contained in any prior Administrative Order.

BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge
Philadelphia Municipal Court

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

TRIAL DIVISION

Administrative Docket

No. 14 of 2021

In re: Extension of Residential Eviction Moratorium

ORDER

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

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

BY THE COURT:

/s/ Lisette Shirdan-Harris

LISETTE SHIRDAN-HARRIS

Administrative Judge
Trial Division

/s/ Daniel J. Anders

DANIEL J. ANDERS

Supervising Judge
Trial Division - Civil Section

**DECLARATION UNDER PENALTY OF PERJURY FOR
THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S TEMPORARY
HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19**

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID-19. Under the CDC's order you must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live. Each adult listed on the lease, rental agreement, or housing contract should complete this declaration. Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through January 31, 2021. You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live. You may also still be evicted for reasons other than not paying rent or making a housing payment. This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information.

I certify under penalty of perjury, pursuant to 28 U.S.C. § 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing;¹
- I either earned no more than \$99,000 (or \$198,000 if filing jointly) in Calendar Year 2020, or expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2020 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check);
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary² out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as my circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, force me to move into and live in close quarters in a new congregate or shared living setting because I have no other available housing options.³
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on January 31, 2021, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws.

I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Signature of Declarant

Date

THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
TRIAL DIVISION – CIVIL
ADMINISTRATIVE DOCKET No. 13 of 2021

In re: *ACCC Insurance Company (ACCC)*

ORDER

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

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

BY THE COURT:

/s/ Lisette Shirdan-Harris

Lisette Shirdan-Harris
Administrative Judge
Trial Division

/s/ Daniel J. Anders

Daniel J. Anders
Supervising Judge
Trial Division - Civil Section

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

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

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

³ “Available housing” means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to you.