

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

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## ESTATE NOTICES

### NOTICE TO COUNSEL

Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.  
ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

**BARRETT, JABEZ** - Beverly A. Barrett and Mark A. Barrett, Executors, c/o Richard P. Myers, Esq., 1608 Walnut St. Ste. 500, Philadelphia, PA 19103; Richard P. Myers, Atty., Paul, Reich & Myers, P.C., 1608 Walnut St. Ste. 500, Philadelphia, PA 19103.

4-26-3

**BEEBIE, ANNE (a/k/a ANNE E. BEEBIE)** - Andrew Beebie and Megan Beebie, Executors, c/o Deborah B. Miller, Esq., 650 Sentry Parkway, Ste. One, Blue Bell, PA 19422; Deborah B. Miller, Atty., Strong Stevens Miller & Wyant PC, 650 Sentry Parkway, Ste. One, Blue Bell, PA 19422.

4-26-3

**BRESLOW, ELAINE (a/k/a ELAINE C. BRESLOW)** - Gail Thayer and Amy B. Montgomery, Executrices, c/o Tara H. Zane, Esq., One Centennial Square, Haddonfield, NJ 08033-0574; Tara H. Zane, Atty., Archer & Greiner, PC, One Centennial Square, Haddonfield, NJ 08033-0574.

4-26-3

**CHEEPNICK, DAVID (a/k/a DONALD CHEEPNICK, DAVID DONALD CHEEPNICK)** - In Sook Connelly, Executrix, c/o Wilbur Dahlgren, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006; Wilbur Dahlgren, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

4-26-3

**CIFELLI, VINCENT A., SR. (a/k/a VINCENT A. CIFELLI)** - Kathleen L. Aruffo, Executrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

5-3-3

**CRONIN, MARY ELAINE (a/k/a MARY E. CRONIN)** - Laura Marie Carroll, Executrix, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

5-3-3

**CZYZEWSKI, GERALD C.** - Mark DiRenzo, Executor, 728 Queen Rd., Collegeville PA 19426; John A. Koury, Jr., Atty., O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464.

4-26-3

**DISANDRO, BEATRICE** - Robert LaPlante, 6 Chiswick Ave., Jackson, NJ 08527 and Theodore R. LaPlante, 819 Fay Dr., Feasterville, PA 19053, Executors; Russell P. Sacco, Atty., 57 S. Main St., Yardley, PA 19067.

4-26-3

**DRESNIN, EDWIN (a/k/a EDWIN I. DRESNIN)** - Stephanie Marino, Executrix, c/o Michael J. Burns, Esq., 530 Street Rd., Southampton, PA 18966; Michael J. Burns, Atty., Bowen & Burns, P.C., 530 Street Rd., Southampton, PA 18966.

4-26-3

**DUNN, RONALD J.** - Keli Vale, Administratrix, c/o Gary M. Perkiss, Esq., 801 Old York Rd., Ste. 313, Jenkintown, PA 19046; Gary M. Perkiss, Atty., Gary M. Perkiss, P.C., 801 Old York Rd., Ste. 313, Jenkintown, PA 19046.

4-26-3

**FRECHIE, ALLEN (a/k/a ALLEN MEYER FRECHIE)** - Barbara Chiorazzi and Andrea Potye, Executrices, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

5-3-3

**GERACI, VINCENT** - Joseph Smith, Administrator, c/o Daniel R. Coleman, Esq., 300 W. State St., Ste. 300, Media, PA 19063; Daniel R. Coleman, Atty., Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063.

4-26-3

**GLENN, WILLIAM** - Aisha N. Glenn, Administratrix, 3206 Tree Terrace Parkway, Austell, GA 30168-5589; E. Nego Pile, Atty., Pile Law Firm, 1777 Sentry Parkway West, Ste. 404, Veva 14, Blue Bell, PA 19422.

4-26-3

**GOREY, KATHLEEN (a/k/a KATHLEEN GOREY)** - Kathleen A. Zaremski, Executrix, c/o Bess M. Collier, Esq., 820 Homestead Rd., Jenkintown, PA 19046; Bess M. Collier, Atty., Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

4-26-3

**GOTTLIEB, MICHAEL DAN** - Kathleen Reilly, Executrix, c/o Mark J. Davis, Esq., 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444; Mark J. Davis, Atty., Connor Elder Law, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

4-26-3

**GUIONS, JANET** - Gregory Guions, Executor, c/o Christopher M. Brown, Esq., 300 W. State St., Ste. 300, Media, PA 19083; Christopher M. Brown, Atty., Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19083.

5-3-3

**HOFKNECHT, ALLEN M.** - Thomas J. Hofknecht, Executor, c/o Edward J. Hughes, Esquire, 1250 Germantown Pike, Ste. 205, Plymouth Meeting, PA 19462; Edward J. Hughes, Atty., Hughes, Kalkbrenner & Ozorowski, LLP, 1250 Germantown Pike, Ste. 205, Plymouth Meeting, PA 19462.

5-3-3

**HOLBROOK, JENNIFER ANN** - Moira Davenport, Administratrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson, LLP 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

4-26-3

**HUMPHREYS, ELEONORA H.** - D.O.D 7/9/2020 - William Smith, Executor, c/o Melvyn H. Rothbard, Esq., 23 S. 23rd St., Ste. 3C, Philadelphia, PA 19103; Melvyn H. Rothbard, Atty., 23 S. 23rd St., Ste. 3C, Philadelphia, PA 19103.

5-3-3

**JEFFERY, MARY AGNES** - Megan Jeffery, Executrix, c/o Danielle M. Yacono, Esq., 2202 Delancey Place, Philadelphia, PA 19103; Danielle M. Yacono, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Place, Philadelphia, PA 19103.

5-3-3

**JONES, DAVID** - Shayne M. Jones, Administrator, c/o Charles E. McKee, Esq., 1 N. Ormond Ave. - Office, Havertown, PA 19083; Charles E. McKee, Atty., Donohue, McKee & Mattson, Ltd., 1 N. Ormond Ave. - Office, Havertown, PA 19083.

4-26-3

**LAUDISIO, LINDA** - Dominick Laudisio, Administrator, c/o Peter L. Klenk, Esq., 2202 Delancey Place, Philadelphia, PA 19103; Peter L. Klenk, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Place, Philadelphia, PA 19103.

5-3-3

**LEVINE, MIRIAM** - Ronald Levine, Executor, c/o Marianna F. Schenk, Esq., One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004; Marianna F. Schenk, Atty., Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004.

4-26-3

**LUBOFF, BARRY** - Abby Luboff, Administratrix, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

4-26-3

**MORAN, JAMES P. (a/k/a JAMES P. MORAN, SR., JIM MORAN)** - Paul Grubb, Executor, c/o Edward J. Gilson, Jr., Esq., Four Neshaminy Interplex Dr., Ste. 105, Trevose, PA 19053; Edward J. Gilson, Jr., Atty., Law Office of Edward J. Gilson, Jr., Four Neshaminy Interplex Dr., Ste. 105, Trevose, PA 19053.

5-3-3

**OSANO, ELISA VILLALUNA (a/k/a ELISA V. OSANO)** - Angelica Villaluna-Monteclaro, Executrix, c/o Pasquale J. Colavita, Esq., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107; Pasquale J. Colavita, Atty., Pasquale J. Colavita, P.C., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107.

5-3-3

**RABUT, ROSEMARY** - Ferdinand Rabut, Executor, c/o Seamus M. Lavin, Esq., 122 S. Church St., West Chester, PA 19392; Seamus M. Lavin, Atty., Wetzell Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19392.

4-26-3

**RILEY, GEORGIA** - Murphy Riley, Executor, c/o Pasquale J. Colavita, Esq., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107; Pasquale J. Colavita, Atty., Pasquale J. Colavita, P.C., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107.

4-26-3

**RINEK, DAVID WILLIAM (a/k/a DAVID W. RINEK)** - Rebecca Rinek Heier, Executrix, 3407 Barclay Blvd., Marlton, NJ 08053; Rachel Shaffer Gersie, Atty., Fendrick Morgan, LLC, 1950 Route 70 East, Cherry Hill, NJ 08003.

5-3-3

**ROMING, ELMER T. (a/k/a ELMER THOMAS ROMING)** - Matthew T. Roming, Executor, c/o Thomas A. Boulden, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Thomas A. Boulden, Atty., Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

5-3-3

**RUCCI, PAUL L.** - Robin C. Schatz, Executrix, c/o John Yanoshak, Esq., 17 E. Front St., P.O. Box 626, Media, PA 19063; John Yanoshak, Atty., KAO Law Associates, 17 E. Front St., P.O. Box 626, Media, PA 19063.

5-3-3

**SHINN, LESLIE ANN** - Hart William Johnson, Administrator, c/o Roy Yaffe, Esq., One Commerce Square, 2005 Market St., 16th Fl., Philadelphia, PA 19103-7042; Roy Yaffe, Atty., Gould Yaffe and Golden, One Commerce Square, 2005 Market St., 16th Fl., Philadelphia, PA 19103-7042.

4-26-3

**SLOBOGIN, PAULINE T.** - Roland D. Slobogin, Executor, c/o Karl J. Krass, Esq., P.O. Box 14972, Philadelphia, PA 19149-0972; Karl J. Krass, Atty., P.O. Box 14972, Philadelphia, PA 19149-0972.

4-26-3

**SMUKLER, HARRY** - Michael Smukler, Administrator - c/o Marc Vogin, Esq., 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103; Marc Vogin, Atty., Klein, Vogin & Gold, 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103.

5-3-3

**TAYLOR, J. EDWARD (a/k/a JAMES EDWARD TAYLOR, JAMES TAYLOR, J. E. TAYLOR, JAMES E. TAYLOR)** - James E. Taylor, Jr., Executor, c/o Katherine F. Thackray, Esq., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

4-26-3

**TAYLOR, ROGER MICHAEL (a/k/a ROGER TAYLOR)** - Rashidah Taylor, Administratrix, 5844 Pemberton St., Philadelphia, PA 19143; Robert Freedenberg, Atty., Skarlatos Zonarich, 320 Market St., 600 West, Harrisburg, PA 17101.

5-3-3

**TILLEY, GRACE** - Nancy Tilley, Administratrix, 932 Murdoch Rd., Philadelphia, PA 19150; Hilary Fuelleborn, Atty., Luskus & Fuelleborn, P.C., 745 Yorkway Place, Jenkintown, PA 19046.

4-26-3

**VALLOREO, FRANK J.** - Roxanne DiJosie, Executrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

5-3-3

**WATERS, MARION DOROTHY (a/k/a MARION WATERS, MARION D. WATERS, MARIAN DOROTHY WATERS, MARIAN D. WATERS)** - Paul Waters, Administrator, c/o Nicholas W. Stathes, Esq., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312; Nicholas W. Stathes, Atty., Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312.

5-3-3

**WIDENER, JOSEPHINE** - Francis A. Widener, Jr., Executor, 67 N. Marmic Dr., Holland, PA 18966; Yvette E. Taylor, Atty., Law Offices of Taylor-Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley PA 19067.

4-26-3

**ZULAK, OLGA** - Roman Zulak, Executor, c/o Katherine F. Thackray, Esq., 1608 Walnut St., Ste. 900, Philadelphia, PA, 19103; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA, 19103.

5-3-3

To publish your Corporate Notices, call Jennifer McCullough

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# PUBLIC NOTICES

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## CITY COUNCIL

### 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 item:

**210425** An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by revising certain provisions of Section 14-514, entitled "FNE, Far Northeast Overlay District", 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](mailto: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 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  
5-10-1\*

## COMPLAINTS

Philadelphia County  
Court of Common Pleas  
Number: 191003745

Notice of Action in Mortgage Foreclosure

LSRMF MH Master Participation Trust II, Plaintiff v. Britt M. Buchanan, in her capacity as Administratrix and Heir-at-Law of Albert Buchanan A/K/A Albert E. Buchanan, Jr., Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Albert Buchanan A/K/A Albert E. Buchanan, Jr., Deceased, Defendants

**TO: Unknown Heirs, Successors and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Albert Buchanan A/K/A Albert E. Buchanan, Jr., Deceased.** Premises subject to foreclosure: 4323 Disston Street, Philadelphia, Pennsylvania 19135. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Philadelphia Bar Association, Lawyer Referral, and Information Service, One Reading Center, Philadelphia, Pennsylvania 19107, (215) 238-6333 TTY (215) 451-6197.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010.

5-10-1

## CORPORATE NOTICES

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 17th day of March, 2021, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Mountain of Holy Ghost Fire International Ministries**.

5-10-1\*

Notice is hereby given that on March 2, 2021 Articles of Incorporation were filed with the Department of State for **CAMILOS WAY CORP**, a corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October, 1, 1989, for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

5-10-1\*



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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

**MASS TORT - ASBESTOS CASES**

The list of Mass Tort - Asbestos Cases for 2021 is published on page 21

**Philadelphia Court of Common Pleas**

Trial Division - Civil

**Compulsory Arbitration Program****Virtual Arbitration Hearing List**

The Virtual Arbitration Hearing List for April through August appears on page 20. Any questions regarding the Virtual Arbitration Hearing List should be directed to ArbitrationFJD@courts.phila.gov.

**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 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

***Court Notices continues on 23***

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

**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, judicial law clerks & paralegals

2 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://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](http://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](http://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](http://www.pbi.org)

**CLE VIDEO ENCORE – Your Time to Thrive**

ATTEND VIA WEBCAST

12-1 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](http://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](http://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](http://www.pbi.org)

**CLE VIDEO ENCORE Essentials of IOLTA Compliance**

ATTEND VIA WEBCAST

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

2.0 ETHICS

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

**MAY 14****CLE VIDEO ENCORE – Driver Distractions, Cell Phone and In-Car Devices**

ATTEND VIA WEBCAST

12-1 p.m.

1.0 SUBSTANTIVE

For more information or to register visit: [www.philadelphiabar.org](http://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	22	U.S. Bankruptcy Court
18	Common Pleas Court	22	Hearings
17	Federal Court	21	Court of Appeals
22	Orphan's Court	21	District Court

# Court Notices

continued from 16

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 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](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:

- (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](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.
- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 2021" as the date the Named Defendant, Tenants and Occupants are to vacate the premises ("You are hereby to vacate premises ... no later than \_\_\_\_.") on the writ of possession Cover Sheet. The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) No *alias writs of possession* issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the eviction moratorium by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an alias writ of possession, pursuant to any of the following bases:
  - (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
  - (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgement of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good cause under this order. Plaintiff Landlords should demonstrate a material breach in support of their petition.
  - (c) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by filed documentary evidence (i.e., not solely testimonial evidence) of such distress.
  - (d) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.



# Court Notices

continued from 23

- (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 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:

- (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 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  
ADMINISTRATIVE DOCKET No. 13 of 2021

In re: *ACCC Insurance Company (ACCC)*

**ORDER**

AND NOW, this 23<sup>rd</sup> 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.

<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.