

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@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)

ALF, ZACHERY JOHN TIMOTHY - Gianna Marie Alf, 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. 5-11-3

BAHAR, YAGOUR MOHAMED - Wael Yagoub Mohamed, Administrator, 8815 Rising Sun Ave., Philadelphia, PA 19115; Mark Feinman, Atty., 8171 Castor Ave., Philadelphia, PA 19152. 5-11-3

BALL, SCOTT ANTHONY -- Donald J. Ball, Administrator, c/o Jay C. Glickman, Esquire, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446; Jay C. Glickman, Attorney, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446. 5-18-3*

BARGE, RAYMOND RONALD, JR. -- Cynthia Morine-Barge, Administrator, 4803 Parrish Street, Philadelphia, PA 19139; Erika Smith, Attorney, 1650 Market Street, Suite 3600, Philadelphia, PA 19103. 5-18-3*

CALLAHAN, CORNELIUS JOSEPH -- Mark Callahan, Administrator, 301 Laura Place, Philadelphia, PA 19116; Anthony J. Rocca, Atty., Law Offices of Anthony J. Rocca, P.C., 1528 Walnut Street, Ste. 1507, Philadelphia, PA 19102. 5-11-3

CASSELLO, LOUIS (a/k/a LOUIS F. CASSELLO) - Louise Colletta, Executrix, 8 McIntosh Rd., Sewell, NJ 08080; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148. 5-18-3

CENTRONE, VINCENT R., JR. - Jeffrey Bechtold, Executor, 1901 JFK Blvd., Unit 2724, Philadelphia, PA 19103; Kenneth C. Russell, Atty., Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006. 5-11-3

D'ACCHIOLI, ALBERTO V. - Martino D'Acchioli, Administrator, 1539 Rhawn St., Philadelphia, PA 19111; Kenneth C. Russell, Atty., Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006. 5-11-3

EMMERT, MILTON G., JR. - Deborah S. Toscano, Executrix, c/o Rosemary R. Ferrino, Esquire, 608 West Main Street, Lansdale, PA 19446-2012; Rosemary R. Ferrino, Atty., Montco Elder Law, LLP, 608 West Main Street, Lansdale, PA 19446-2012. 5-11-3

FANI, BLANCHE MARIE -- Michele Nahony, Administrator, 12761 Dunks Ferry Rd., Philadelphia, PA 19154; Jeffery A. Fournier, Attorney, 2480-B Durham Rd., Bristol, PA 19007. 5-11-3*

FARABELLI, MIRIAM G. - Thomas R. Farabelli, Administrator, c/o Karen Schecter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schecter Dayno, Atty., Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544. 5-18-3

FARABELLI, VIRGINIA A. - Thomas R. Farabelli, Administrator, c/o Karen Schecter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schecter Dayno, Atty., Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544. 5-18-3

FORTE, ROSETTA - Paulette Forte-Smith, Executrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103. 5-18-3

FOX, ROBERT A. (a/k/a ROBERT FOX) - Amy A. Fox, Executrix, c/o John R. Latourette, Esquire, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102; John R. Latourette, Atty., Dilworth Paxson LLP, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102. 5-11-3

FREIDA, TEEJAY -- Annamarie Freida, Executor, 1215 Villanova Ave., Folsom, PA 19033; Charles G. Cheleden, Atty., 275 South Main Street, Suite 11, Doylestown, PA 18901. 5-4-3*

GENTILE, CATHERINE - Maria Albanese, Administratrix, c/o Peter L. Klenk, Esq., 2202 Delancey Pike, Philadelphia, PA 19103; Peter L. Klenk, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Pike, Philadelphia, PA 19103. 5-18-3

HADLEY, TREVOR R. - Cheryl Borck-Hadley, Executrix, c/o Melvyn H. Rothbard, Esq., 23 S. 23rd St., Unit 3C, Philadelphia, PA 19103; Melvyn H. Rothbard, Atty., 23 S. 23rd St., Unit 3C, Philadelphia, PA 19103. 5-11-3

HAIMES, ELIZABETH J. - Robert E. Haimes, Executor, c/o Justin H. Brown, Esq., 3000 Two Logan Square, Philadelphia, PA 19103; Justin H. Brown, Atty., Troutman Pepper Hamilton Sanders LLP, 3000 Two Logan Square, Philadelphia, PA 19103. 5-18-3

HARTZELL, ELEANOR D. - Lisa Hartzell, Executrix, 9947 Hardy Rd., Philadelphia, PA 19115; Joseph D. Rutala, Atty., Rutala Law Group, PLLC, 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102. 5-18-3

HRISTOFILOS, PANAGIOTIS (a/k/a PANAGIOTIS IOANNIS HRISTOFILOS, PETE HRISTOFILOS) - Panajioti Hristofilos, Executrix, c/o Frank M. Fiore, Esq., 1112 MacDade Blvd., P.O. Box 158, Woodlyn, PA 19094; Frank M. Fiore, Atty., 1112 MacDade Blvd., P.O. Box 158, Woodlyn, PA 19094. 5-11-3

JOHNSON, JANET - Janet Walker, Administratrix, 6015 Agusta St., Phila., PA 19149; Jennifer M. Merx, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101. 5-18-3

LANDER, ANDREA G. - Howard R. Lander, Executor, c/o Larry Scott Auerbach, Esquire, 1000 Easton Road, Abington, PA 19001; Larry Scott Auerbach, Atty., 1000 Easton Road, Abington, PA 19001. 5-11-3

LIPSCHUTZ, MARVIN R. - Joseph Dean Lipschutz, Administrator, 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. 5-11-3

MANN, THEODORE R. - Rachel Beth Mann and Julie Ellen Mann, Executrices, c/o Howard M. Soloman, Esq., 1760 Market St., Ste. 404, Philadelphia, PA 19103; Howard M. Soloman, Atty., 1760 Market St., Ste. 404, Philadelphia, PA 19103. 5-11-3

MARSHALL, THORNTON -- 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. 5-11-3*

MEO, RYANN MARIE - Gianna Marie Alf, 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. 5-11-3

MOORE, LORRAINE D. (a/k/a LORRAINE MOORE) - Edward Moore, Executor, c/o Patricia M. Dugan, Esq., 2662 E. Allegheny Ave., Philadelphia, PA 19134; Patricia M. Dugan, Atty., 2662 E. Allegheny Ave., Philadelphia, PA 19134. 5-18-3

MOORE, LORRAINE D. (a/k/a LORRAINE MOORE) - Edward Moore, Executor, c/o Patricia M. Dugan, Esq., 2662 E. Allegheny Ave., Philadelphia, PA 19134; Patricia M. Dugan, Atty., 2662 E. Allegheny Ave., Philadelphia, PA 19134. 5-18-3

OHRINGER, ANITA MAXINE - Sara Long, Administratrix, 6 Myrtle Ave., Morton, PA 19070; Mitchel H. Sheinoff, Atty., Mitchel H. Sheinoff, LLC, 801 Old York Rd., Ste. 313, Jenkintown, PA 19046. 5-11-3

Revocable Trust Agreement by and between **Thomas B. Scattergood and Katherine J. Flynn, Joseph H. Scattergood and Abigail L. Scattergood, Thomas B. Scattergood, Deceased**, Late of Philadelphia County. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Katherine J. Flynn, Joseph H. Scattergood and Abigail L. Scattergood, Trustees, c/o Katherine B. Commons, Esq., 6377 Germantown Ave., Phila., PA 19144-1947; Katherine B. Commons, Atty., Commons & Commons, LLP, 6377 Germantown Ave., Phila., PA 19144-1947. 5-18-3

REYNOLDS, ABRAM FRANK -- Karen Deanna Williams-Reynolds, Executor, c/o Marilyn Rigmalden-DeLeon, Esquire, 5414 Greene Street, P.O. Box 18853, Philadelphia, PA 19119; Marilyn Rigmalden-DeLeon, Attorney, 5414 Greene Street, P.O. Box 18853, Philadelphia, PA 19119. 5-4-3*

RIDGLEY, CALVIN -- Jardain C. Moore, Co-Administrator, 202 Euclid Ave., Apt. B, Lynchburg, VA 24501 and Shawn C. Moore, Co-Administrator, 3600 Old Forest Road, Lynchburg, VA 24501; Latisa Bernard Schuenemann, Attorney, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610. 5-4-3*

ROBINSON, ROBERT THOMAS - Gail E. Robinson, Administratrix, care of Henry M. Clinton, Esquire, Queen Memorial Building, 1313 S. 33rd Street, Philadelphia, PA 19146; Henry M. Clinton, Atty., Law Firm of Henry M. Clinton, LLC, Queen Memorial Building, 1313 S. 33rd Street, Philadelphia, PA 19146. 5-11-3

RODRIGUEZ-PERALTA, NAOMI M. - Hilda Peralta, Administratrix, 5130 Penn St., Philadelphia, PA 19124; David C. Williams, Atty., Kline & Spector, P.C., 1525 Locust St., 19th Fl., Philadelphia, PA 19102. 5-11-3

ROGEL, MARION (a/k/a MARION RUTH ROGEL) - Elsbeth Brown-Parr, Executrix, c/o Carol R. Livingood, Esq., 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191; Carol R. Livingood, Atty., Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191. 5-18-3

RUSSELL, ELLA - Veneica Rankin, Administratrix, c/o Steven M. Zelinger, Esq., 1315 Walnut St., #1006, Philadelphia, PA 19107; Steven M. Zelinger, Atty., Law Office of Steven M. Zelinger, LLC, 1315 Walnut St., #1006, Philadelphia, PA 19107. 5-11-3

SOBOLEWSKI, JAMES (a/k/a JAMES J. SOBOLEWSKI) -- Brian Sobolewski, Executor, c/o Jon Taylor, Esquire, 1617 JFK Boulevard, Suite 1838, Philadelphia, PA 19103; Jon Taylor, Attorney, 1617 JFK Boulevard, Suite 1838, Philadelphia, PA 19103. 5-18-3*

STEIMAN, HANNA - Chaya R. Fischman and Rebecca Talasnik, Executrices, c/o Amy H. Besser, Esq., 2202 Delancey Place, Philadelphia, PA 19103; Amy H. Besser, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Place, Philadelphia, PA 19103. 5-11-3

SWERDLOW, RAYMOND C. - Ada Emmert, Administratrix, c/o Paul L. Feldman, Esq., 820 Homestead Rd., Jenkintown, PA 19046; Paul L. Feldman, Atty., Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046. 5-18-3

TASCIONE, DIANE M. -- 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. 5-11-3*

TENNYSON, RAYMOND C. -- Allison Tennyson Ibrahim, Executrix, c/o David N. Rubin, Esq., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102; David N. Rubin, Attorney, 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102. 5-4-3*

THURSBY, LENA HELEN - Rodney Thursby, Administrator, c/o Danielle M. Yacono, Esq., 2202 Delancey Pike, Philadelphia, PA 19103; Danielle M. Yacono, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Pike, Philadelphia, PA 19103. 5-18-3

WEISSMAN, ARLENE NANCY - Rosemary R. Ferrino, Administratrix, 608 W. Main St., Lansdale, PA 19446-2012; Rosemary R. Ferrino, Atty., Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012. 5-18-3

WELLS, GERALDINE - Ronald Hart and Jennifer Wells, Co-Administrators, c/o Shabrei Parker, Esq., 1500 Market St., 12th Floor, East Tower, Philadelphia, PA 19102; Shabrei Parker, Atty., 1500 Market St., 12th Floor, East Tower, Philadelphia, PA 19102. 5-4-3*

WILLIAMS, ROOSEVELT SOTO, JR. - Chariss N. Miller, Administratrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103. 5-18-3

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PUBLIC NOTICES

*The Legal Intelligencer*Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.comAn **ALM** Product**COMPLAINTS**Philadelphia County
Court of Common Pleas
Number: 201100340

Notice of Action in Mortgage Foreclosure

American Advisors Group, Plaintiff v. William Eric Covington Known Surviving Heir of Elizabeth C. Daniels, Shanita Outing Known Surviving Heir of Elizabeth C. Daniels, Evelyn Jackson Known Surviving Heir of Elizabeth C. Daniels, and Unknown Surviving Heirs of Elizabeth C. Daniels, Defendants

TO: Unknown Surviving Heirs of Elizabeth C. Daniels. Premises subject to foreclosure: 5841 Cobbs Creek Parkway, Philadelphia, Pennsylvania 19143. 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.
5-18-1*

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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

IN THE SUPREME COURT OF PENNSYLVANIA

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 869
 :
 ORDER AMENDING INTERNAL OPERATING : SUPREME COURT RULES
 PROCEDURE SECTION 7.A OF THE : DOCKET
 INTERNAL OPERATING PROCEDURES OF :
 THE SUPREME COURT :

IN RE: DUTY ASSIGNMENT : No. 542
 SCHEDULE FOR EMERGENCY : Judicial Administration
 PETITIONS IN THE YEAR 2021 : Docket

AMENDED ORDER**ORDER****PER CURIAM**

AND NOW, this 13th day of May, 2021, it is ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Section 7.A of the Internal Operating Procedures of the Supreme Court is amended as set forth in the attached form.

This **ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective immediately.

Material to be added is bolded and underlined.

Supreme Court Internal Operating Procedures**Proposed Amendment:****§ 7. Motions, Miscellaneous Petitions, and Applications for Relief**

A. Duties of Prothonotary. All assignments of motions, miscellaneous petitions and applications for relief, including emergency motions and those requesting the exercise of King's Bench powers, extraordinary jurisdiction and original jurisdiction, shall originate in the Prothonotary's office. No motions, petitions or applications will be considered which were not first filed in the Prothonotary's office and thence assigned. Documents may be filed in paper format, or by electronic or facsimile transmission. Once received, motions, petitions and applications will be monitored by the Prothonotary's office for compliance with applicable appellate rules. Proposed filings that are not in compliance will not be docketed. Proposed filings that are in compliance will be docketed and a response will be allowed. At the expiration of the response period the documents will be forwarded to the Court.

Procedural motions (e.g., **first** requests for extension of time **for not more than thirty days**, requests to exceed page limits, and requests to proceed in forma pauperis) may be resolved by the Prothonotary without further action of the Court.

Requests for extension of time in excess of thirty days, and second or subsequent requests for extension of time, are disfavored and will be granted only upon a showing of good cause. Applications for such extensions will be assigned to the Chief Justice.

PER CURIAM:

AND NOW, this 11th day of May, 2021, the order dated December 24, 2020 regarding emergency duty assignment for the year 2021, is hereby amended as follows:

June	Justice Sallie Updyke Mundy Justice Christine Donohue	(Eastern District) (Western District)
July	Justice Debra Todd Justice David Wecht	(Eastern District) (Western District)
August	Justice Tom Saylor Justice Debra Todd	(Eastern District) (Western District)
September	Justice Christine Donohue Justice Sallie Updyke Mundy	(Eastern District) (Western District)
October	Justice David Wecht Justice Kevin Dougherty	(Eastern District) (Western District)
November	Justice Kevin Dougherty Justice Tom Saylor	(Eastern District) (Western District)
December	Justice Sallie Updyke Mundy Justice Christine Donohue	(Eastern District) (Western District)

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

No. 19 of 2021

In re: Amended Administrative Order No. 15 of 2021: Extension of Residential Eviction Moratorium and Exceptions Service of Writs and Alias Writs of Possession

Court Notices continues on 22

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

MAY 18**Nonprofit Institute 2021**

Webcast 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

MAY 20**The Big Reveal: Clear, Complete and Concise Legal Writing 2021**

Webcast 9:00 AM to 11:15 AM

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

MAY 25**Public Utility Law Conference 2021**

Webcast 9:00 AM to 5:00 PM

Cost: \$349 Standard; \$175 Attorneys licensed 5 years or less, judicial law clerks & paralegals

5.5 substantive/1.5 ethics

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

MAY 27**The Medicaid Application Process 2020**

Webcast 9:00 AM to 12:20 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

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	21	U.S. Bankruptcy Court
19	Common Pleas Court	21	Hearings
	20 Civil Trial List		
17	Federal Court	21	Court of Appeals
21	Orphan's Court	21	District Court

Court Notices

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ORDER

AND NOW, this 13th day of May, 2021, it is hereby ORDERED and DECREED that the terms of the above Order are extended through June 30, 2021, including the date to serve the *alias writ of possession* as set forth in Section (3) of the Order.

FURTHERMORE, NOTICE IS HEREBY GIVEN that it is anticipated that as of June 30, 2021, the court will permit, at a progressive rate, the resumption of service of *alias writs of possession* (evictions/lockouts). This will depend on conditions at the time around June 30, 2021, in terms of the global pandemic.

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
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:

- (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

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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, 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:

- 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
- Tenants, lessees, or residents of a residential property may use any written document in place of the Declaration Form if it includes the same information as required in the Form, is signed, and includes a perjury statement.

BY THE COURT:

/s/ Lisette Shirdan-Harris

LISETTE SHIRDAN-HARRIS
Administrative Judge
Trial Division

/s/ Daniel J. Anders

DANIEL J. ANDERS
Supervising Judge
Trial Division - Civil Section

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

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

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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.

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.

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:

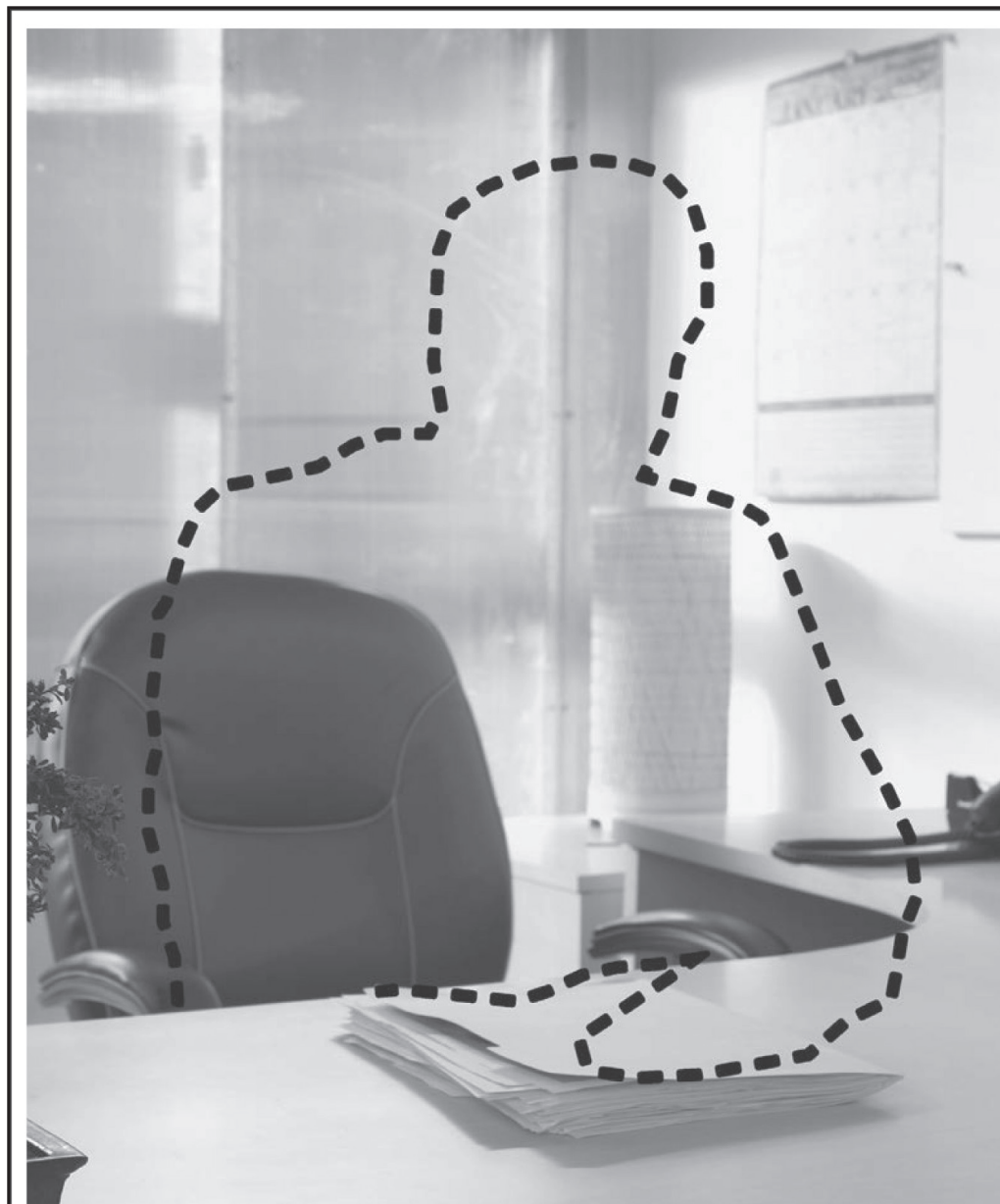
/s/ Lisette Shirdan-Harris

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.



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