

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

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CORPORATE NOTICES

Notice is hereby given that on October 6, 2020 Articles of Incorporation were filed with the Department of State for **Salon Nutrisse Inc.**, 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.

5-24-1*

Notice is hereby given that **RRE TRS, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1845 Walnut St, Fl. 17, Philadelphia, PA 19103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/18/21, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Philadelphia County.

5-24-1*

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ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:

Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia County for audit, confirmation and distribution of the ascertained balances **VIA ZOOM**.

On **Monday June 7, 2021**, at the time indicated at the head of each list.

TRACEY L. GORDON REGISTER OF WILLS AND CLERK OF ORPHANS' COURT

Monday, June 7, 2021
WOODS-SKIPPER, A.J.
(Called at 9:30 A.M., D.S.T.)

ADMINISTRATIONS
1. **DIPAOLLO, GAETANOS.** – Denise Gagliardi,

Administratrix. **SOLOMAN.**

TRUST INTER VIVOS

2. **TRUST UNDER INDENTURE** – Owen Wooten Successor Trustee. **FUELLEBORN.**

CARRAFIELLO, J.
(Called at 10:00 A.M., D.S.T.)

ADMINISTRATIONS

1. **FIELDS, ANTHONY** – Delphine Mitchell, Administratrix **BESSER.**
2. **GAROFALO, ROSINA** – Anthony Garofalo and Robert Garofalo, Administrators, D.B.N./C.T.A. **MARSHALL.**

AUDIT LIST

Monday, June 7, 2021
HERRON, J.
(Called at 11:00 A.M., D.S.T.)

ADMINISTRATIONS

1. **DEPENDAHL, ATHENA** – Glenn Dependahl and Richard Dependahl, Administrators D.B.N.C.T.A. **BIRCH.**
2. **LORD, FLORENCE (A.K.A. PITTS, FLORENCE H.** – Clair M. Stewart, Esquire and

AUDIT LIST

Matthew Bravett, Esquire. **STEWART.**

GUARDIANS

3. **SCHNALL, RONA** – PNC Bank, N.A., Maxine Schnall Mitnick and Ilene Schnall, Guardians. **FELDMAN.**

Monday, June 7, 2021
(Called at 10:00 A.M., D.S.T.)

OVERTON, J.

TRUSTS

1. **THEODORA B. BETZ FOUNDATION** – George H. Nofer and Henry R. Kwiecinski Co-Trustees, (Jane Bishop initial Trustee died 7/4/1997). **KITA.**
2. **GECKELER, ELLEN F.** – P.N.C. Bank, N.A. and Regina O. Thomas, Trustees. **SULLIVAN.**
3. **GREGORY, ROSCOE** – Wells Fargo Bank, N.A. and Edwin Gregory, Trustees. **BERENSON.**

COVID-19 NOTICE: In accordance with the April 28, 2020 Order of the Pennsylvania Supreme Court requiring that provision be made to ensure some reasonable means of access for proceedings to which the public and press access

would otherwise exist, and

In that public access to City Hall is not permitted at this time to insure the health and safety of members of the public, court personnel, and court users due to the risks imposed by COVID-19,

The monthly Orphans' Court audit lists shall be conducted via remote technology through the use of Zoom and livestreamed on YouTube. To the extent that a public hearing through Zoom cannot be effectuated, counsel should consider alternative means to effectuate due process.

Anyone who objects to the use of remote technology through Zoom and livestreaming through YouTube shall notify counsel of record for the accountant and may submit a request in writing to the assigned Judge to limit or eliminate livestreaming for good cause shown.

Matters involving minors and incapacitated persons are not open to the public by livestreaming or otherwise.

Sheila Woods-Skipper, Administrative Judge.

MISCELLANEOUS GENERAL NOTICES

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: CEMETERY TRUST (HELD BY BNY MELLON, N. A.)
ORPHANS' COURT NO. 546 CM of 1966

NOTICE

This Notice is published pursuant to the Preliminary Decree of the Court dated May 13, 2021, requiring the following general notice via publication in a newspaper of general circulation. On April 22, 2021, Petitioner, BNY Mellon, National Association, filed a Petition to Terminate and Approve Distribution, Conditions and Costs/ Fees ("Petition") with the Orphans' Court Division of the Court of Common Pleas of Philadelphia County. BNY Mellon, National Association requests approval to terminate certain irrevocable trusts created for the sole benefit of particular plots located at various cemeteries within Philadelphia County, and to distribute the remaining assets of such trusts to the applicable cemeteries to thereafter be used for the continuing benefit of plots located within. A hearing on the Petition will be held on the 10th day of June 2021, in Courtroom 432, City Hall, Philadelphia, Pennsylvania. The trusts' purposes do not allow for reversion to relatives of those interred. Accordingly, the hearing is not for the purpose of any individual or entity to make a claim for any assets of the subject trusts. A copy of the Petition may be obtained through the Clerk of the Court.

5-20-2*

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Non-Employment

NON-PROFIT CHARTER

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

(1) The name of the corporation is: **Penn Medicine-PMA**

(2) The corporation has been incorporated under the Nonprofit Corporation Law of 1988.

(3) The Corporation is formed exclusively for charitable, educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 and particularly, but not limited, to providing for the general welfare, and promoting the health, of members of the community by providing health care services through health care professionals employed or otherwise engaged by the Corporation, including as a participating provider in a Medicare Shared Savings accountable care organization and/or other accountable care organizations organized to improve the quality and efficiency of health care services to the community in furtherance of the charitable and education missions of the Trustees of the University of Pennsylvania.

(4) The corporation's Articles of Incorporation were filed on May 11, 2021.

Thomas M. Tammany, Esq.
STEVENS & LEE
620 Freedom Business Center
| Suite 200
Valley Forge, PA 19406

5-24-1*

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 5/19/21 with respect to a proposed nonprofit corporation, **Homecoming 250 Navy Marine Corps**, which has been incorporated under the Nonprofit Corporation Law of 1988.

5-24-1*

REINSTATEMENT NOTICES

NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by **CHARLES M. NASELSKY** and will be the subject of a hearing on June 24, 2021, before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 1601 Market Street, Suite 3320, Philadelphia, Pennsylvania 19103, phone number (215) 560-6296, on or before June 10, 2021.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
5-24-1*

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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 19

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 19. Any questions regarding the Virtual Arbitration Hearing List should be directed to ArbitrationFJD@courts.phila.gov.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 551
:
ORDER DESIGNATING SPECIAL 2021 : JUDICIAL ADMINISTRATION
COURT HOLIDAY COMMEMORATING : DOCKET
JUNETEENTH :
:

ORDER

PER CURIAM

AND NOW, this 20th day of May, 2021,

WHEREAS Juneteenth is a date of great historical and cultural significance, marking the date in 1865 when news of the signing of the Emancipation Proclamation two years earlier by President Abraham Lincoln reached Galveston, Texas, the furthest point in the South, with the arrival of Union soldiers; and

WHEREAS commemoration of Juneteenth celebrates that event, and further serves as an occasion to promote the advancement of unity, equality and justice for all Pennsylvanians; and

WHEREAS on June 19, 2019, the Governor of Pennsylvania signed legislation designating June 19 as "Juneteenth National Freedom Day," and recognizing it as an annual observance in Pennsylvania; and

WHEREAS the Governor has designated June 18, 2021 as a special holiday for employees in agencies under the Governor's jurisdiction;

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that June 18, 2021 is hereby designated as a special holiday for state-level employees of the Unified Judicial System; and

IT IS FURTHER ORDERED that all courts of the Unified Judicial System shall be closed other than for essential functions or other proceedings as may be deemed necessary in the discretion of President Judges.

This ORDER shall be effective immediately.

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 :

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

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

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

JUNE 2**The Title IX Landscape: Where Are We Now? 2021**

Webinar: 12:00 PM to 1:00 PM

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

1 substantive

For more information contact PBI Customer Service

at 800-247-4PBI or go to: www.pbi.org

JUNE 3-4**Criminal Law Symposium 2021**

Webcast: 9:00 AM to 4:30 PM

Cost: \$575 Standard; \$288 Attorneys licensed 5 years or less, judicial law clerks & paralegals

10 substantive/2 ethics

For more information contact PBI Customer Service

at 800-247-4PBI or go to: www.pbi.org

JUNE 8**How to Handle Small and Insolvent Estates 2021**

Webcast: 9:00 AM to 12:15 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

Buying and Selling a Business

Webcast: 1:30 PM to 4:45 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

JUNE 9**PBA Avoiding Legal Malpractice Training - Spring 2021**

Webcast: 9:00 AM to 11:00 AM

Cost: \$50

2 ethics

For more information contact PBI Customer Service

at 800-247-4PBI or go to: www.pbi.org

IRAs Retirement Assets and Trusts 2021

Webcast: 2:00 PM to 3:00 PM

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

1 substantive

For more information contact PBI Customer Service

at 800-247-4PBI or go to: www.pbi.org

JUNE 10**Taking Your Appellate Advocacy in the PA Courts to the Next Level**

Webcast: 1:30 PM to 4:45 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

Department Of Records

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

I N S I D E

15	Coming Events	21	Orphan's Court
18	Common Pleas Court	21	U.S. Bankruptcy Court
20	Civil Trial List	21	Hearings
16	Federal Court	20	District Court

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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.

IN THE SUPREME COURT OF PENNSYLVANIA

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

AMENDED ORDER

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

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:

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- 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:

- 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

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Court Notices

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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;

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.

- 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.

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.

To publish your Corporate Notices,
call Jennifer McCullough
at 215-557-2321 Email: jmccullough@alm.com