

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

The Legal Intelligencer

An ALM Product

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

ARMSTRONG, JOANNE P. - Alice D. Edney and Jacqueline L. White, Administratrices, c/o John R. Lolio, Jr., Esq., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057; John R. Lolio, Jr., Atty., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.
5-25-3

BAHAR, YAGOUB 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*

BROWN, SANDRA E. - Andrea B. Dubin and Jodi S. Feigenbaum, Executrices, c/o Scott H. Mustin, Esq., Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103; Scott H. Mustin, Atty., Fineman Kreckstein & Harris, PC, Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103.
5-25-3

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., Unite 2724, Philadelphia, PA 19103; Kenneth C. Russell, Atty., Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006.
5-11-3

CHATTIN, ROSEMARY (a/k/a ROSEMARY T. CHATTIN) - Franklin Good, Administrator CTA, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.
5-25-3

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

DOEBLEY, ANN P. - Cheryl Shuts, Executrix, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.
5-25-3

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 Schechter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schechter 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 Schechter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schechter 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

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

HARRIS, NYZARIAH HASNA - Elton Harris, Administrator, c/o Kenneth R. Pugh, Esq., 5401 Wissahickon Ave., Philadelphia, PA 19144; Kenneth R. Pugh, Atty., Jerner Law Group, P.C., 5401 Wissahickon Ave., Philadelphia, PA 19144.
5-25-3

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 Augusta 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

LAUFF, CAROL MARIE - Donald R. Bender, 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.
5-25-3

LENNOX, JAMES E., JR. - Taylor Lennox, Executrix, c/o Ronald F. Abel, Esq., 1706 Race St., Ste. 402, Philadelphia, PA 19103; Ronald F. Abel, Atty., Abel Law Group, P.C., 1706 Race St., Ste. 402, Philadelphia, PA 19103.
5-25-3

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*

McGARRY, JANE A. (a/k/a JANE McGARRY, JANE ANN McGARRY) - Donald H. Taggart, Administrator CTA, c/o Michael F. Frisbie, Esq., 590 Bethlehem Pike, Colmar, PA 18915; Michael F. Frisbie, Atty., Pritchard Law Offices, 590 Bethlehem Pike, Colmar, PA 18915.
5-25-3

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

MILLS, BESSIE - Dawn Cromarty, Administratrix, c/o Daniel R. Ross, Esq., One Summit St., Philadelphia, PA 19118; Daniel R. Ross, Atty., Ross & McCrean LLP, One Summit St., Philadelphia, PA 19118.
5-25-3

MIZRAHI, AMIRAM - Michael Mizrahi and Asaf Mizrahi, Administrators, 1220 S. 7th St., Philadelphia, PA 19147; Mark Feiman, Atty., 8171 Castor Ave., Philadelphia, PA 19152.
5-25-3

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

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

PUBLIC NOTICES

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ESTATE NOTICES

PEMBERTON, SYLVESTER EDWARD (a/k/a SYLVESTER PEMBERTON) - Mia Glover, Executrix, c/o Angela D. Giampolo, Esq., 1221 Locust St., Ste. 202, Philadelphia, PA 19107; Angela D. Giampolo, Atty., Giampolo Law Group, LLC, 1221 Locust St., Ste. 202, Philadelphia, PA 19107.

5-25-3

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

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

RUSSELL, RUTH R. - Robert J. Russell, Executor, c/o Paul J. Bartolomeo, Jr., Esq., The Philadelphia, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010; Paul J. Bartolomeo, Jr., Atty., Paul J. Bartolomeo, Jr., P.C., The Philadelphia, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010.

5-25-3

SCOTESE, RITA - Angela D. Giampolo, Administratrix, 1221 Locust St., Ste. 202, Philadelphia, PA 19107; Angela D. Giampolo, Atty., Giampolo Law Group, LLC, 1221 Locust St., Ste. 202, Philadelphia, PA 19107.

5-25-3

SHMULEVICH, ALEXANDER - Lea Dymkov, Administratrix CTA, c/o S. Stacy Mogul, Esq., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907; S. Stacy Mogul, Atty., Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907.

5-25-3

SMITH, JOSEPH CLAY - Jo-sette Bailey, Administratrix, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.

5-25-3

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*

STATKUS, ANTHONY B. - Kerry Ann Leraris, Executrix, 808 Regina St., Philadelphia, PA 19116; Robert C. Gerhard, III, Atty., Gerhard & Gerhard, P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

5-25-3

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*

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

WALKER, ELIZABETH M. - Robert Walker, Administrator, 1231 Day St., Philadelphia, PA 19125; Mark Feiman, Atty., 8171 Castor Ave., Philadelphia, PA 19152.

5-25-3

WARD, MARGARET (a/k/a MARGARET ANN WARD) - Suzanne Willard, Executrix, c/o Stephen M. Porter, Esq., 17 W. Miner St., West Chester, PA 19832; Stephen M. Porter, Atty., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19832.

5-25-3

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

WHITELEY, KATHIE - John Daya, Administrator, c/o Paul H. Masciantonio, Esq., 1806 Callowhill Street, Philadelphia, PA 19130; Paul H. Masciantonio, Atty., 1806 Callowhill Street, Philadelphia, PA 19130.

5-25-3

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

DISSOLUTION NOTICE

The shareholders of **MUNN & SONS, INCORPORATED** have approved a proposal that the corporation dissolve voluntarily, and the Board of Directors is now engaged in winding up and settling the affairs of the corporation in the manner prescribed in Section 1975 of the PA Business Corp. Law of 1988, as amended. **JONATHAN SAMEL, Solicitor, HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.**, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.

5-25-1

FICTITIOUS NAMES

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 31, 2021 an application for the conduct of a business in Philadelphia County, Pennsylvania, under the assumed or fictitious name, style or designation of **WEBCO/INTECH, a Joint Venture**, with the principal place of business at 3020 Market Street, Philadelphia, PA 19104. The names and addresses of all persons owning or interested in said business are: **WEBCO Construction, LLC**, 2512 S. 76th Street, Philadelphia, PA 19153 and **INTECH Construction, LLC**, 3020 Market Street, Philadelphia, PA 19104.

5-25-1*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 0001 NOTICE IS HEREBY GIVEN that on April 15, 2021, the petition of **Sebastian Almonte Barneccet** was filed, praying for a decree to change his name to **Bastian Alexis Almonte Barneccet**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 01515 NOTICE IS HEREBY GIVEN that on April 20, 2021, the petition of **Katharine Rose McDowell** was filed, praying for a decree to change their name to **Ry Harin McDowell**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., PA for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 1369 NOTICE IS HEREBY GIVEN that on April 28, 2021, the petition of **Alicia Monee' Owen** was filed, praying for a decree to change her name to **Alicia Monee' Powell**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 210401079 NOTICE IS HEREBY GIVEN that on May 4, 2021, the petition of **Willard Damien Harris** was filed, praying for a decree to change **Willard Damien Harris** to **Jared Damien Harris**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 2291 NOTICE IS HEREBY GIVEN that on May 6, 2021, the petition of **Olivia Rait Morris** was filed, praying for a decree to change **Olivia Rait Morris** to **Albin Chaiet**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*

Court of Common Pleas for the County of Philadelphia, May Term, 2021, No. 210500627 NOTICE IS HEREBY GIVEN THAT on May 14, 2021, the petition of **Saajida Haadiya Yuwn Nimaat Walton** was filed, praying for a decree to change her name to **Modesty-Saajida Haadiya Yuwn Nimaat Walton**. The Court has fixed June 25, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., PA for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

5-25-1*



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LEGAL LISTINGS

COURT NOTICES

Scott W. Reid Sworn In as United States Magistrate Judge for the Eastern District of Pennsylvania

The United States District Court for the Eastern District of Pennsylvania announces that Scott W. Reid was sworn in as a United States Magistrate Judge on May 24, 2021. Judge Reid succeeds former Magistrate Judge Thomas J. Rueter and will sit in Philadelphia. He will be the third African American to serve as a Magistrate Judge in the Eastern District of Pennsylvania.

Before his appointment as a Magistrate Judge, Judge Reid served for over 6 years as an Assistant United States Attorney in the Civil Division of the United States Attorney's Office for the Eastern District of Pennsylvania. His experience included defending federal agencies and employees in Title VII, Federal Tort Claims Act, Administrative Procedure Act, *Bivens*, immigration, quiet title, tax, and some appellate litigation. His duties also included investigating and prosecuting affirmative cases on behalf of the United States under the False Claims Act, the Controlled Substances Act, and federal civil rights statutes. He served on the Critical Incident Response Team and as chair of the Summer Internship Committee, Black Affairs Program lead, co-chair of the Youth Court program, and member of the Diversity Committee. Before joining the United States Attorney's Office, Judge Reid was employed as a Member Attorney with the Cozen O'Connor law firm. In addition to his work for the United States Attorney's Office, Judge Reid serves as an Adjunct Professor of Law at the Temple University Beasley School of Law, where he teaches trial advocacy.

Judge Reid has dedicated his career to serving the legal community. During the course of his career he has served as an advisory board member and past president for the Barristers' Association of Philadelphia, member of the Widener University School of Law Board of Overseers, fellow for the Leadership Council for Legal Diversity, member of the Pennsylvania Bar Association House of Delegates and Minority Bar Committee, chair of the Philadelphia Bar Association's Diversity in the Profession Committee and member of the Board of Governors, member of the American Bar Association TIPS Leadership Academy, and member of the National Bar Association.

Judge Reid has been honored by a number of organizations. These honors include the Barristers' Association of Philadelphia's J. Austin Norris and Outstanding Young Lawyer Award, National Bar Association Women's Law Division's President's Award, National Bar Association's 40 Under 40 Award, *The Philadelphia Tribune's* Under 40 Award, West Chester University's "Drum Major for Justice Award," induction into the West Chester University Alumni Legacy of Leadership, Kappa Alpha Psi, Kappa Gamma Chapter Webb Hallman Alumni Achievement Award, and Kappa Alpha Psi, Chester Alumni Chapter Achievement Award.

Judge Reid received a Bachelor of Arts degree from West Chester University and a Juris Doctor from Widener University School of Law. While in law school, Judge Reid served as the president of the Black Law Students Association and as senior staff for the *Delaware Journal of Corporate Law*, and he received the Outstanding Student Service Award.

First Judicial District of Pennsylvania Court of Common Pleas of Philadelphia Philadelphia Municipal Court

Public Access to Judicial Proceedings During the Covid-19 Pandemic

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

Public Access to Judicial Proceedings During the Covid-19 Pandemic-Livestream Policy

On April 28, 2020 the Pennsylvania Supreme Court issued an order¹ directing that during the Covid-19 pandemic:

In proceedings as to which a right to public and press access would otherwise exist, provision must be made to ensure some reasonable means of access. For example, with respect to a proceeding conducted using audio-visual means, such public access may be effectuated during the proceeding by providing live-stream access, or by making a recording available as soon as possible after the proceeding has been concluded.

In accordance with the above direction, the First Judicial District of Pennsylvania adopts the below process to ensure that the public², will have reasonable means of access to judicial proceedings.

(1) Judicial Proceedings to Which the Right to Public Access Attaches.

Public access will be provided as set forth below to all proceedings which before the Covid-19 pandemic were open to the public. Those proceedings that were closed to the public before the Covid-19 pandemic will remain closed to the public regardless of whether they are conducted in-person or by using advanced communication technologies.³

(2) In-Person Proceedings Conducted at a Judicial Facility.

The public will be permitted to attend certain proceedings conducted in some judicial facilities when access to the judicial facility itself is authorized by federal, state and local authorities, and safeguards designed to insure the health and safety of court personnel, court users, and members of the public in light of the risks posed by the COVID-19 virus are in place. The number of people who may be reasonably admitted to a judicial facility or specific

¹ See Supreme Court Order captioned *Emergency Order of Statewide Judicial Administration*, at Nos. 531 and 532 Judicial Administration Docket. Article I, Section 11 of the Pennsylvania Constitution mandates that "All courts shall be open..."

² The term "public" in connection with this protocol includes the press and the media in general.

³ Generally, the public has access to all "judicial proceedings" unless certain case-types or proceedings are statutorily closed to the public such as certain proceedings involving juveniles (see 42 Pa.C.S. § 6336) and incapacity proceedings. See 20 Pa. C.S. § 5511(a). Judges may also close certain hearings or proceedings as allowed by legal authority.

Court Notices continues on 22

COMING EVENTS

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

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courtroom may be limited due to the reduced occupancy necessary to insure safe- distancing consistent with CDC and other federal, state and local health guidelines.

As long as the public, albeit at a reasonably reduced number, is able to attend a judicial proceeding at a judicial facility, livestream or other remote access to that proceeding, as described below, will not be required even when the proceeding is conducted using advanced communication technologies.

(3) Access to Judicial Proceedings Conducted Using Advanced Communication Technologies or Proceedings Conducted In-Person where Health Safeguards, Necessitated by Covid-19 risks, Prevent the Public to Attend.

The public shall be provided access, as provided below, to judicial proceedings which are fully conducted utilizing advanced communication technologies, as well as in-person proceedings that are conducted in a facility where COVID-19 restrictions on occupancy do not allow for attendance by the public.

(4) Access to Judicial Proceedings to the Parties and to the Public.

In-person attendance of judicial proceedings is available in certain facilities and case types. Zoom is the primary advanced communication technology used by the First Judicial District to conduct remote proceedings although other advanced communication technologies are utilized in some facilities or in connection with certain proceedings. Only the participants to the proceedings will be sent a digital invite or will be able to participate remotely utilizing advanced communication technologies pursuant to protocols established from time to time.

THE PUBLIC WILL BE PROVIDED ACCESS TO JUDICIAL PROCEEDINGS AS FOLLOWS:

I. Criminal Trials and other Criminal Judicial Proceedings.

A. Court of Common Pleas Judicial Proceedings.

1. Jury Trials and Non-Jury Trials.

Due to current social distancing restrictions, the public will not be permitted to attend in-person jury trials in the courtroom in which they will be held. Rather, the public will be provided in-person access to the Justice Stout Center for Criminal Justice and will be provided livestream access to jury trials in alternate courtrooms or court facilities.

The public will be permitted to attend in-person non-jury trials, in the courtroom in which the non-jury trials are held.

The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the CDC and federal, state and local authorities.

Members of the public who wish to observe an in-person jury or non-jury trial should contact defense counsel, the Commonwealth representative or the presiding judge in advance. All requests to observe an in-person trial must be made to the presiding judge at least two (2) business days in advance of the scheduled trial. In extraordinary circumstances, application may be made to the presiding judge, with approval of the Supervising Judge for the Criminal Section of the Trial Division, for other means of public access, including the use of advance communication technology.

2. Other Judicial Proceedings.

Until the Justice Stout Justice Center is reopened to the public, the public will be strongly encouraged to attend all other Judicial Proceedings via Zoom. Please see <https://www.courts.phila.gov/pdf/notices/2021/Remote-Hearing-Guidelines.pdf> for details.

The public may also be permitted to attend the other in-person judicial proceedings, in the courtroom in which the judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

Members of the public who wish to observe an in-person proceeding should contact defense counsel, the Commonwealth representative or the presiding judge in advance. All requests to observe an in-person proceeding must be made to the presiding judge at least two (2) business days in advance of the scheduled trial.

B. Philadelphia Municipal Court. Non-Jury Trials and other Judicial Proceedings.

The public will be permitted to attend the judicial proceedings in-person, in the courtroom in which the non-jury trials or other judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

C. Philadelphia Municipal Court Traffic Division.

The public will be permitted to attend the judicial proceedings in-person, in the courtroom in which the judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which

comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

II. Civil Trials and Other Civil Proceedings.

A. Court of Common Pleas: Trial Division - Civil and Orphans' Court Division.

Until in-person access is available, the public will be able to access judicial proceedings remotely, on dedicated court YouTube channels. Public access may include video, audio or both. The links to the judicial proceedings will be posted by the First Judicial District at: www.courts.phila.gov/livestreams. The judicial proceedings will be streamed live and will not be available for viewing after the livestream concludes.

B. Philadelphia Municipal Court-Civil Division.

Until in-person access is available, the public may access judicial proceedings by requesting to listen to a recording of those proceedings. Recordings shall be made available to the public for listening upon request as soon as possible after the proceeding has concluded. By calling 215-686-2910, the public may initiate a request to schedule a time for listening to a court proceeding at a reasonable time and location designated by the court. An official transcript shall continue to constitute the only official record of a court proceeding.

(5) Judicial Proceedings cannot be recorded, transmitted or broadcast.

Reasonable efforts, verbally or in writing, shall be made to remind the public that judicial proceedings cannot be recorded, transmitted or broadcast and of the consequences for doing so, essentially as follows:

It is unlawful and a criminal offense to record, transmit or broadcast video, audio or photograph of any judicial proceeding and violators may be found to be in contempt of court and may be criminally charged with a misdemeanor punishable by imprisonment of up to two years for a first offense. See Pa.R.J.A. 1910, Pa.R.Crim.P. 112 and 18 Pa.C.S. § 5103.1.

(6) Protective Measures.

When specific legally sufficient facts, supported by current case law on excluding or limiting the public from an open courtroom, are presented to enable the Court to conclude a witness may be subject to being intimidated or otherwise threatened should the testimony, identity or images of the witness be disclosed, the Court may take reasonable steps to safeguard the identity and privacy of the witness by limiting public access via livestream by:

- (a) affording the victim or witness an opportunity to proceed via a pseudonym in any technology-assisted hearing, and upon such election direct by court order all parties and witnesses to refer to the victim or witness via the pseudonym;
- (b) interrupting the video stream and temporarily permitting only audio streaming;
- (c) temporarily interrupting the livestream during the testimony of a witness; or
- (d) taking other appropriate measures designed to safeguard the privacy, identity and safety of the witness.

This provision does not limit the Court's ability to exclude or limit the public from judicial proceedings for other reasons as established under applicable case law when necessary.

(7) Proceedings Not Subject to this Policy.

Judicial proceedings conducted utilizing the Ring Central platform will be made available to the public as specifically provided in a separate protocol or policy.

(8) Effective Date.

Judicial proceedings scheduled on or after September 8, 2020 shall be accessible by the public as provided in this Policy. Judicial proceedings scheduled before September 8, 2020 shall be accessible to the public consistent with the protocol in effect when scheduled.

**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**

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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
PHILADELPHIA MUNICIPAL COURT
President Judge Administrative Order

Amended No. 15 of 2021

In re: Residential Eviction Moratorium and Exceptions.
Service of Writs and Alias Writs of Possession

AMENDED ORDER

AND NOW, this 1st day of April, 2021, the within Order is amended to read as follows:
upon consideration of:

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

it is hereby **ORDERED** and **DECREED** that:

- (1) As of April 1, 2021, no landlord may file a Landlord Tenant Complaint seeking possession based on non-payment of rent owed prior to the date of filing until 45 days after they have first completed an application with the PHL Rent Assist Program through www.phlrentassist.org. Upon completing the application, the landlord will be automatically enrolled in the Eviction Diversion Program as well. The PHL Rent Assist Hotline is (215) 320-7880. It will be a dispositive affirmative defense for any

tenant to show that the landlord did not pursue either rental assistance or eviction diversion through the City of Philadelphia Program timely or in good faith.

- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 2021" as the date the Named Defendant, Tenants and Occupants are to vacate the premises ("You are hereby to vacate premises ... no later than ____.") on the writ of possession Cover Sheet. The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) No *alias writs of possession* issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the eviction moratorium by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an *alias writ of possession*, pursuant to any of the following bases:
 - (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
 - (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgement of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good cause under this order. Plaintiff Landlords should demonstrate a material breach in support of their petition.
 - (c) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by filed documentary evidence (i.e., not solely testimonial evidence) of such distress.
 - (d) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.
- (5) Notwithstanding the relief available as provided in Section (4) above, Plaintiff Landlords are not entitled to request leave of court for permission to serve writs of possession or *alias writs of possession* if the eviction is otherwise prohibited by law, such as provided in the September 1, 2020 Order issued by the Centers for Disease Control and Prevention, as extended through June 30, 2021.
- (6) Calculation of the six-month period set forth in Rule 126(e) ("[a]n *alias writ of possession* may not be issued after six months from the date of the judgment for possession without leave of court") and the 180-day period for serving *alias writs of possession* (the practice of the Philadelphia Municipal Court is to serve the *alias writ of possession* within 180 days from the entry of a judgment for possession), shall exclude the time from March 16, 2020 through and including May 16, 2021, from the computation of those time periods. Landlords may file petitions to extend this 180 day period.
- (7) The Court will be closely monitoring the implementation and impact of the provisions of this order and the conditions surrounding the pandemic to determine the necessity of continuing, modifying or terminating any or all of the terms of this order.
- (8) This Order supersedes conflicting provisions contained in any prior Administrative Order.

BY THE COURT:

/s/ *Patrick F. Dugan*

Patrick F. Dugan, President Judge
Philadelphia Municipal Court

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
TRIAL DIVISION
Administrative Docket

No. 14 of 2021

In re: Extension of Residential Eviction Moratorium

ORDER

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

- (1) a signed Declaration submitted under a previous order remains valid notwithstanding the issue of the extended and modified order, and covered persons do not need to submit a new Declaration under the new Order; and

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- (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;⁴
- 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 extraordinary⁵ 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;

⁴ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

⁵ An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

- 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.⁶
- 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.

⁶ "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