

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ [jmccullough@alm.com](mailto:jmccullough@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)

**BUCHSEIN, ERNA** -- Kimberly Anne Radziak-Walls, Executrix, 115 Holby Lane, Pottstown, PA 19465; David A. Schweizer, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.  
5-20-21\*

**CORNISH, ROBERT** -- Donald Cornish, Administrator, c/o Debra G. Speyer, Esquire, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004; Debra G. Speyer, Attorney, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004.  
5-27-3\*

**LITTLE, KATHLEEN M.** -- Elizabeth M. Heyer, Executrix, 545 Hereford Lane, Mickleton, NJ 08056.  
5-27-3\*

**REID, GERALD JEROME** -- Barbara Reid, Administratrix, c/o Edward M. Foley, Esq., Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348; Edward M. Foley, Attorney, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348.  
5-27-3\*

**TINT, MYRA J. (a/k/a JOHNE TINT)** -- David N. Rubin, Esq., Executor, c/o David N. Rubin, Esquire, 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102; David N. Rubin, Attorney, 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102.  
6-3-3\*

**WATSON, JOAN A. (a/k/a JOAN WATSON)** -- Thomas L. Starrs, Co-Executor, 3 General Steuben Drive, Media, PA 19063 and Robert L. Starrs, Co-Executor, 114 Heatherwood Road, Havertown, PA 19083; Joseph G. Maniaci, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.  
5-20-3\*

## CITY COUNCIL

### City of Philadelphia Public Hearing Notice

The Committee of the Whole of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, June 8, 2021, at 10:00 AM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**200655** An Ordinance authorizing the Procurement Department, on behalf of the City, to enter into an amendment agreement with Axon Enterprises, Inc. for purchase of tasers by the City, under certain terms and conditions.

**210283** An Ordinance amending Chapter 19-2600 of The Philadelphia Code, entitled "Business Income and Receipts Taxes," by changing the manner of imposition, all under certain terms and conditions.

**210284** An Ordinance amending Chapter 19-2600 of The Philadelphia Code, entitled "Business Income and Receipts Taxes," by revising certain tax rates, under certain terms and conditions.

**210285** An Ordinance amending Chapter 19-1500 of The Philadelphia Code, entitled "Wage and Net Profits Tax," by revising certain tax rates, under certain terms and conditions.

**210320** An Ordinance to adopt a Capital Program for the six Fiscal Years 2022-2027 inclusive.

**210321** An Ordinance to adopt a Fiscal 2022 Capital Budget.

**210322** An Ordinance adopting the Operating Budget for Fiscal Year 2022.

**210323** An Ordinance amending Chapter 19-2600 of The Philadelphia Code, entitled "Business Income and Receipts Taxes," by revising certain tax rates, under certain terms and conditions.

**210324** An Ordinance amending Chapter 19-1500 of The Philadelphia Code, entitled "Wage and Net Profits Tax," by revising certain tax rates, under certain terms and conditions.

**210442** An Ordinance amending Chapter 19-1200 of The Philadelphia Code, entitled "Parking Tax," by revising certain tax rates, under certain terms and conditions.

**210336** Resolution providing for the approval by the Council of the City of Philadelphia of a Revised Five Year Financial Plan for the City of Philadelphia covering Fiscal Years 2022 through 2026, and incorporating Revised changes with respect to Fiscal Year 2021, which is to be submitted by the Mayor to the Pennsylvania Intergovernmental Cooperation Authority (the "Authority") pursuant to the Intergovernmental Cooperation Agreement, authorized by an ordinance of this Council approved by the Mayor on January 3, 1992 (Bill No. 1563A), by and between the City and the Authority.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3407, or send an e-mail to [Budget.Hearings@phila.gov](mailto:Budget.Hearings@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where they can be reached
- Identify the bill or resolution number or numbers that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee of the Whole, open to the public, will be held to consider the action to be taken on the above listed items.

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

**Michael A. Decker**  
Chief Clerk  
6-3-1\*

### City of Philadelphia Public Hearing Notice

The Committee on Fiscal Stability and Intergovernmental Cooperation of the Council of the City of Philadelphia will hold a Public Hearing on **Wednesday, June 9, 2021, at 1:00 PM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**200406** Resolution authorizing the Committee on Fiscal Stability and Intergovernmental Cooperation to hold quarterly hearings that include monthly reporting requirements, to discuss the fiscal position and overarching social impact goals of the City, including and as related to the Five-Year Plan and the reporting requirements set forth in the Quarterly City Manager's Report ("QCMR") and as submitted to the Pennsylvania Intergovernmental Cooperation Authority ("PICA").

Speakers interested in giving testimony on any of these legislative matters must call 724-552-7379, or send an e-mail to [laurel.grbach@phila.gov](mailto:laurel.grbach@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the resolution number that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Fiscal Stability and Intergovernmental Cooperation, open to the public, will be held to consider the action to be taken on the above listed items.

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

**Michael A. Decker**  
Chief Clerk  
6-3-1\*

### City of Philadelphia Public Hearing Notice

The Committee on Labor and Civil Service of the Council of the City of Philadelphia will hold a Public Hearing on **Thursday, June 10, 2021, at 1:00 PM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**210443** An Ordinance amending Chapter 9 of The Philadelphia Code, entitled "Regulation of Businesses, Trades and Professions," by adding a new Chapter related to hiring entities providing covered individuals with a workforce and career pathways information sheet; all under certain terms and conditions.

**210500** An Ordinance amending Section 13-101 of The Philadelphia Code, entitled "Fixing and Regulating Rates and Charges," to extend the prevailing wage provisions of the Code that apply in connection with the receipt of charity water rates and make technical changes, all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3455 (leave voicemail), or send an e-mail to [rachel.meadows@phila.gov](mailto:rachel.meadows@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the bill number or numbers that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Labor and Civil Service, open to the public, will be held to consider the action to be taken on the above listed items.

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

**Michael A. Decker**  
Chief Clerk  
6-3-1\*

To publish your Corporate Notices

call **Jennifer McCullough** at **215-557-2321**

Email: **[jmccullough@alm.com](mailto:jmccullough@alm.com)**

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ [jmccullough@alm.com](mailto:jmccullough@alm.com)

The Legal Intelligencer

An ALM Product

## CITY COUNCIL

### City of Philadelphia Public Hearing Notice

The **Committee on Law and Government** of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, June 8, 2021, at 1:00 PM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**200075** An Ordinance providing for the submission to the qualified electors of the City of Philadelphia of the proposal set forth in a Resolution approved by Council proposing an amendment to the Philadelphia Home Rule Charter to provide for the creation of a Department of Fleet Services, to provide for the powers and duties of such Department, and to otherwise provide for incorporation of the Department into the City government; and authorizing the appropriate officers to publish notice and to make arrangements for the special election.

**210329** An Ordinance amending Chapter 9-1100 of The Philadelphia Code, entitled "Fair Practices Ordinance: Protections Against Unlawful Discrimination," to require the use and disclosure of uniform screening criteria for rental housing and certain related disclosures to prospective rental housing applicants, and to provide that the failure to provide such disclosures may be evidence of other unlawful housing and real property practices, all under certain terms and conditions.

**210330** An Ordinance amending Chapter 9-800 of The Philadelphia Code, entitled "Landlord and Tenant," by adding a new Section 9-810, entitled "Prospective Tenant Screening Practices," to regulate the application and selection process for housing units, and make technical changes, all under certain terms and conditions.

**210501** An Ordinance providing for the submission to the qualified electors of the City of Philadelphia of an amendment to The Philadelphia Home Rule Charter to revise provisions related to the manner of selection from eligible lists for vacancies and promotions in the civil service system, as approved by Resolution of the City Council; fixing the date of a special election for such purpose; prescribing the form of ballot question to be voted on; and, authorizing the appropriate officers to publish notice and to make arrangements for the special election.

**210507** An Ordinance providing for the submission to the qualified electors of the City of Philadelphia of an amendment to The Philadelphia Home Rule Charter to provide for a mandatory annual appropriation for the Housing Trust Fund, as approved by Resolution of the City Council; fixing the date of a special election for such purpose; prescribing the form of ballot question to be voted on; and, authorizing the appropriate officers to publish notice and to make arrangements for the special election.

**200079** Resolution proposing an amendment to The Philadelphia Home Rule Charter to create the Department of Fleet Services, to transfer the functions of certain City agencies with respect to motor vehicles to the newly-created Department and to provide for additional duties of the Department; and providing for the submission of the amendment to the electors of Philadelphia.

**210514** Resolution proposing an amendment to the Philadelphia Home Rule Charter to revise provisions related to the manner of selection from eligible lists for vacancies and promotions in the civil service system; and providing for the submission of the amendment to the electors of Philadelphia.

**210524** Resolution proposing an amendment to the Philadelphia Home Rule Charter providing for a mandatory annual appropriation for the Housing Trust Fund; and providing for the submission of the proposed amendment to the electors of Philadelphia.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3455 (leave voicemail), or send an e-mail to [rachel.meadows@phila.gov](mailto:rachel.meadows@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the bill number or numbers that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Law and Government, open to the public, will be held to consider the action to be taken on the above listed items.

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

**Michael A. Decker**  
Chief Clerk  
6-3-1\*



Follow us on **Twitter**

[www.twitter.com/thelegalintel](http://www.twitter.com/thelegalintel)

### City of Philadelphia Public Hearing Notice

The **Committee on Licenses and Inspections** of the Council of the City of Philadelphia will hold a Public Hearing on **Wednesday, June 9, 2021, at 9:00 AM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**210117** An Ordinance amending Chapter 9-3700 of The Philadelphia Code, entitled "Bouncers," by revising definitions of covered establishments and personnel, under certain terms and conditions.

**210205** An Ordinance amending Chapter 9 of Subcode PM ("The Philadelphia Property Maintenance Code") of Title 4 of The Philadelphia Code, entitled "Additional Special Requirements," to establish a program in which the City may perform certain urgent repairs and bill the property owner; all under certain terms and conditions.

**210388** An Ordinance amending Chapter 9-1000 of The Philadelphia Code, entitled "Trades," to modify licensing and conduct requirements applicable to contractors; all under certain terms and conditions.

**210389** An Ordinance amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," and Title 9 of The Philadelphia Code, entitled "Regulation of Businesses, Trades and Professions," to revise provisions relating to excavation work and work impacting historic structures, create an excavation contractor license, and institute additional safeguards for property adjoining certain construction activities; all under certain terms and conditions.

**210481** An Ordinance amending Chapter 9-600 of The Philadelphia Code, entitled "Service and Other Businesses," to modify the requirements to operate a self-service laundry; all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call 215-683-9220, or send an e-mail to [john.perzel@phila.gov](mailto:john.perzel@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the bill number that will be addressed.

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Licenses and Inspections, open to the public, will be held to consider the action to be taken on the above listed items. Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

**Michael A. Decker**  
Chief Clerk  
6-3-1\*

### City of Philadelphia Public Hearing Notice

The **Committee on Public Health and Human Services** of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, June 8, 2021, at 8:30 AM**, in a remote manner using Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>, to hear testimony on the following items:

**210510** An Ordinance amending Chapter 6-200 of The Philadelphia Code, entitled "Preventative Medicine," by adding a new section offering gift certificates to citizens and property owners of Philadelphia who received vaccinations for COVID-19 in order to incentivize immunizations against the disease; all under certain terms and conditions.

**210511** An Ordinance amending Chapter 6-200 of The Philadelphia Code, entitled "Preventative Medicine," by adding a new section offering vouchers for rebates on City gas and water charges to citizens and property owners of Philadelphia who received vaccinations for COVID-19 in order to incentivize immunizations against the disease; all under certain terms and conditions.

Speakers interested in giving testimony on any of these legislative matters must call (215) 821-6625, or send an e-mail to [chris.goy@phila.gov](mailto:chris.goy@phila.gov) by 3 p.m. the day before the hearing and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the resolution number that will be addressed

Speakers who submitted the above information within the required time frame will be telephoned during the public hearing and invited to the remote hearing. They will be given additional instructions by the Committee Chair once they are connected.

Immediately following the public hearing, a meeting of the Committee on Public Health and Human Services, open to the public, will be held to consider the action to be taken on the above listed items.

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

**Michael A. Decker**  
Chief Clerk  
6-3-1\*



Find us

on

facebook

[www.facebook.com/  
legalintelligencer](http://www.facebook.com/legalintelligencer)

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

An ALM Product

## COMPLAINTS

CIVIL ACTION – LAW  
DOCKET NO.: 210300196

COMPLAINT IN MORTGAGE FORECLOSURE  
TOORAK CAPITAL PARTNERS, LLC, PLAINTIFF v.  
IP ACQUISITIONS AND DEVELOPMENT, LLC., DEFENDANT  
TO: IP ACQUISITIONS AND DEVELOPMENT, LLC

A complaint in mortgage foreclosure has been filed against you in the above captioned action regarding properties located at **1546 West Cumberland Street, Philadelphia, Pennsylvania 19132 and 1452 North 62nd Street, Philadelphia, Pennsylvania 19151**.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral & Information Service, One Reading Ctr., Phila., PA 19107, Phone: (215) 238-6333, TTY (215) 451-6197

Filed on behalf of Plaintiff: TOORAK CAPITAL PARTNERS, LLC  
James T. Shoemaker (Pa. Id. No. 63871)

HOURIGAN, KLUGER & QUINN

600 Third Avenue, Kingston, PA 18704, Tel: (570) 287-3000

6-3-2\*

## CORPORATE NOTICES

**All Pro Logistics, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

6-3-1\*

## DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **MON & ASSOCIATES CONSULTING INC** is currently in the process of voluntarily dissolving.

6-3-1\*

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **NETCONSULTING INCORPORATED** is currently in the process of voluntarily dissolving.

6-3-1\*

Pursuant to the requirements of section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, notice is hereby given that **ASIAN BUSINESS CHAMBER OF COMMERCE (AKA ABCC)** is currently in the process of voluntarily dissolving.

6-3-1\*

## MISCELLANEOUS GENERAL NOTICES

### NOTICE OF PUBLICATION

Notice is hereby given that on 5/6/21, the Petition of **James Percell Harris** was filed in the Philadelphia Court of Common Pleas, requesting an Order to establish birth facts. The Court has fixed **6/16/21 at 10:30 a.m.** for a virtual hearing thereon. Interested parties may appear and show cause, if any, why the request should not be granted. To receive a zoom link in order to appear, contact Kim Simpkins via e-mail at [kim.simpkins@courts.phila.gov](mailto:kim.simpkins@courts.phila.gov) or call (215) 686-8338.

6-3-1\*

## NAME CHANGE

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 0002 NOTICE IS HEREBY GIVEN that on April 4, 2021, the petition of **Kevin Berzinis** was filed, praying for a decree to change her name to **Natalie Claire Berzinis**. 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.

6-3-1\*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 1037 NOTICE IS HEREBY GIVEN that on April 27, 2021, the petition of **Elijah Heake** was filed, praying for a decree to change **Elijah Heake** to **Abdullah Elias**. 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.

6-3-1\*

Court of Common Pleas for the County of Philadelphia, April Term, 2021, No. 1716 NOTICE IS HEREBY GIVEN that on April 28, 2021, the petition of **James Barr** was filed, praying for a decree to change her name to **Jamie Claire Barr**. 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.

6-3-1\*

Do you  
need to reach  
the best  
candidates in  
Pennsylvania's  
legal market?

Look for Great  
Results with  
*The Legal Intelligencer's*  
Newly Re-designed  
Classified Section

Call our Recruitment  
Advertising consultant  
today at 973-854-2905  
for more information.

Renew Your Subscription to  
The Legal Intelligencer  
Today!  
877-ALM-CIRC

lawjobs.com

The Legal Intelligencer

## L E G A L L I S T I N G S

## C O U R T N O T I C E S

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

## President Judge Administrative Order

No. 20 of 2021

In re: Further Procedures Regarding Moratorium on Philadelphia Sheriff's  
Mortgage Foreclosure and Tax Sales

AND NOW, this 26<sup>th</sup> day of May, 2021, pursuant to this Court's April 29, 2021, Administrative Order No. 18 of 2021, which Stayed all Sheriff Sales until September 2021, and to establish a process for eligible plaintiffs and/or debtors to be removed from the Stay because the Property subject to sale is not and/or may not be eligible for relief under the American Rescue Plan, it is hereby **ORDERED and DECREED** as follows:

A. COMMERCIAL NON-RESIDENTIAL MORTGAGE AND OTHER DEBT OR ASSET SHERIFF SALES

- 1) For real estate, property, and/or assets previously scheduled for Sheriff Sale from March 17, 2020 through August 31, 2021, involving collection of a debt other than a tax lien as described in Section B herein, and including commercial mortgage or other commercial litigation, Plaintiff/Debtor may file a motion to request the matter be removed from the Stay and be allowed to proceed to sale. Said motion shall include sufficient information for the Court to make a determination on the papers that the matter is commercial nonresidential mortgage and/or other debt or asset execution.
- 2) The motion shall be served on all parties of interest and proof of service filed with the Court.
- 3) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing. If the motion is granted, movant shall deliver the Order to the Sheriff and request a Sheriff Sale be scheduled.

B. TAX SALES

- 1) All Philadelphia County Tax Sales previously listed for Sheriff Sale on a date certain between March 17, 2020 and August 31, 2021 remain stayed unless ordered as set forth herein.
- 2) The City of Philadelphia and/or U.S. Bank, N.A. as Trustee, may file a motion to request the Property at issue be allowed to proceed to a Sheriff's Sale after September 1, 2021. The filing fees for the motion filed on or before August 31, 2021, are waived. The motion may be electronically filed in the *Motions* section of the Civil Electronic

Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center.  
Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov)

- a) The motion shall include sufficient information for the Court to make a determination on the papers that the Property subject to sale is not and/or may not be eligible to receive funds under the American Rescue Plan, and shall include a blank Response Statement Form, Exhibit A attached hereto, and "The Important Notice to Homeowners," Exhibit B attached hereto.
  - b) The motion packet shall be served on all owners and occupant(s) of the Property at issue.
  - c) Any occupant and/or owner of the Property contesting the allegations in the Motion shall file the Response Statement (Exhibit A) with the Office of Judicial Records no later than 20 days after service. A hearing will be scheduled if the Response Statement is filed. The Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. (Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov))
  - d) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing.
- 3) If the Motion is granted, movant shall deliver the Order to the Sheriff and request a Sheriff Sale be scheduled.

C. MORTGAGE SALES

- 1) Except as set forth in Section "A" above, all Philadelphia County Mortgage Sheriff Sales previously listed for Sheriff Sale on a date certain between March 17, 2020 and August 30, 2021 remain stayed unless ordered as set forth herein.
- 2) Plaintiff may file a motion to request the Property at issue be allowed to proceed to a Sheriff's Sale after September 1, 2021. The filing fees for the motion filed on or before

Court Notices continues on 25

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

## 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](http://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](http://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](http://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](http://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](http://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](http://www.pbi.org)

**Historic Preservation Law: Obligations and Opportunities 2021**

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](http://www.pbi.org)

## JUNE 15

**Understanding, Negotiating and Enforcing Easements 2021**

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](http://www.pbi.org)

## JUNE 17

**Equitable Distribution in Divorce 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](http://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			
18	Coming Events	23	U.S. Bankruptcy Court
21	Common Pleas Court	23	Hearings
	22 Civil Trial List		
19	Federal Court	23	Court of Appeals
23	Orphan's Court	23	District Court

# Court Notices

continued from 18

August 31, 2021, are waived. The motion may be electronically filed in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>.

- a) The motion shall include sufficient information for the Court to make a determination on the papers that the Property subject to sale is not and/or may not be eligible to receive funds under the American Rescue Plan, and shall include a blank Response Statement Form, Exhibit A attached hereto, and "The Important Notice to Homeowners," Exhibit C attached hereto.
- b) The motion packet shall be served on the all owners and occupant(s) of the Property at issue.
- c) Any occupant and/or owner of the Property contesting the allegations in the Motion shall file the Response Statement (Exhibit A) with the Office of Judicial Records no later than 20 days after service. A hearing will be scheduled if the Response Statement is filed. The Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. (Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov))
- d) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing.

3) If the motion is granted, movant shall deliver the Order to the Sheriff and request a Sheriff Sale be scheduled.

Z

## D. FURTHER PROCEDURES

- 1) All matters other than where motions were filed as described above will be subject to a supplemental Order designating procedures for homeowners to seek assistance from homeowner advocates regarding available resource connections once further information is available.

### BY THE COURT:

/s/ Idee C. Fox  
**Idee C. Fox, President Judge**  
**Court of Common Pleas Philadelphia County**  
**First Judicial District of Pennsylvania**

/s/ Lisette Shirdan-Harris  
**Lisette Shirdan-Harris, Administrative Judge, Trial Division**  
**Court of Common Pleas Philadelphia County**  
**First Judicial District of Pennsylvania**

/s/ Daniel J. Anders  
**Daniel J. Anders, Supervising Judge, Trial Division, Civil Section**  
**Court of Common Pleas Philadelphia County**  
**First Judicial District of Pennsylvania**

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**  
**COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**  
**CIVIL TRIAL DIVISION**

	Plaintiff	:	TERM, 20	
v.		:	NO.	
	Defendant	:	Sheriff Book ____ Writ ____	

**RESPONSE STATEMENT**

I, \_\_\_\_\_, hereby certify as follows:

With regards to the Property located at

Philadelphia, PA \_\_\_\_\_

I reside in the property identified above.

Plaintiff has filed a Motion stating that the Property is vacant and/or commercial.

I request that the Court schedule a hearing to determine whether I live in the property.

The undersigned verifies that the statements made herein are true and correct. I understand that false statements are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
 Signature of Defendant(s)/Occupant(s)  
 Phone Number:  
 Mobile Number:  
 Fax Number:  
 Email Address:

This Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If you do not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov).

**EXHIBIT "A"**

**First Judicial District of Pennsylvania**  
**Court of Common Pleas of Philadelphia County**  
**IMPORTANT NOTICE TO HOMEOWNERS**

The City of Philadelphia in your Tax Petition case has filed a request with the Court to allow your property to be sold at Sheriff's Sale because the City believes you do not live in the property.

If you do live in the property, you must file a Response Statement, included with this Notice, with the Court as soon as possible. To do this, you may go to the Office of Judicial Records at City Hall, email the Office of Judicial Records at [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov), or call 215-686-4251 to make an appointment to file in person.

**You should also call the Save Your Home Philly Hotline at 215-334-4663 for assistance with stopping your sale.**

If you do not live in the property, you may file a Motion to Postpone the Sheriff's Sale.

If you ignore this notice, **the Property may be sold** at a Sheriff's Sale.

For questions or for assistance filing the Occupant Certification, call the Save Your Home Philly Hotline:

**215-334-HOME or 215-334-4663**

You can also contact \_\_\_\_\_ [insert firm name and contact information] to discuss your payment options.

**EXHIBIT "B"**

**First Judicial District of Pennsylvania**  
**Court of Common Pleas of Philadelphia County**  
**IMPORTANT NOTICE TO HOMEOWNERS**

The Plaintiff in your mortgage foreclosure case has filed a request with the Court to allow your property to be sold at Sheriff's Sale because the Plaintiff believes you do not live in the property.

If you do live in the property, you must file a Response Statement, included with this Notice, with the Court as soon as possible. To do this, you may go to the Office of Judicial Records at City Hall, email the Office of Judicial Records at [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov), or call 215-686-4251 to make an appointment to file in person.

**You should also call the Save Your Home Philly Hotline at 215-334-4663 for assistance with stopping your sale.**

If you do not live in the property, you may file a Motion to Postpone the Sheriff's Sale.

If you ignore this notice, **the Property may be sold** at a Sheriff's Sale.

For questions or for assistance filing the Occupant Certification, call the Save Your Home Philly Hotline:

**215-334-HOME or 215-334-4663**

You can also contact \_\_\_\_\_ [insert firm name and contact information] to discuss your payment options.

**EXHIBIT "C"**

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

**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 13<sup>th</sup> 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.

# Court Notices

continued from 25

sion (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  
ORPHANS' COURT DIVISION  
ADMINISTRATIVE DOCKET**

**No. 17 of 2021**

***In Re: Resumption of In-Person Proceedings and Availability of Hybrid Hearings***

**ORDER**

AND NOW, this 22<sup>nd</sup> day of April, 2021, recognizing the need to ensure continued protection of the public, attorneys, litigants, witnesses, employees of the Clerk of Orphans' Court and the First Judicial District as the Court resumes its operations, and recognizing the increased availability of the Covid-19 vaccines to all adults in Philadelphia County, it is hereby **ORDERED** and **DECREED** that, in accordance with all required health and safety guidelines, **effective May 17, 2021:**

- (1) in-person judicial proceedings will resume on a limited basis at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis;
- (2) hybrid judicial proceedings, involving both in-person and remote appearances through Zoom or other Advanced Communication Technology, may be conducted at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis; and
- (3) all other judicial proceedings will continue to be conducted through the use of Advanced Communication Technology until further order of this court.

All necessary safety and health protocols as may be adopted and amended from time to time by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Public Health and the First Judicial District will be followed and enforced, including the mask-mandate and social distancing protocols. The *Orphans' Court's Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings*, which include specific provisions regarding access to City Hall, and resumption of in-person judicial proceedings and hybrid proceedings, are published on the Court's website at [www.courts.phila.gov/covid-19](http://www.courts.phila.gov/covid-19) and may be amended from time to time.

**BY THE COURT:**

*/s/ Sheila Woods-Skipper*

**Hon. Sheila Woods-Skipper  
Administrative Judge  
Orphans' Court Division**

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

**Amended No. 15 of 2021**

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

**AMENDED ORDER**

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

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

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

- (1) As of April 1, 2021, no landlord may file a Landlord Tenant Complaint seeking possession based on non-payment of rent owed prior to the date of filing until 45 days after they have first completed an application with the PHL Rent Assist Program through [www.phlrentassist.org](http://www.phlrentassist.org). Upon completing the application, the landlord will be automatically enrolled in the Eviction Diversion Program as well. The PHL Rent Assist Hotline is (215) 320-7880. It will be a dispositive affirmative defense for any tenant to show that the landlord did not pursue either rental assistance or eviction diversion through the City of Philadelphia Program timely or in good faith.
- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 2021" as the date the Named Defendant, Tenants and Occupants are to vacate the premises ("You are hereby to vacate premises ... no later than \_\_\_\_.") on the writ of possession Cover Sheet. The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) No *alias writs of possession* issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the eviction moratorium by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an alias writ of possession, pursuant to any of the following bases:
  - (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
  - (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgement of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good cause under this order. Plaintiff Landlords should demonstrate a material breach in support of their petition.
  - (c) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by filed documentary evidence (i.e., not solely testimonial evidence) of such distress.
  - (d) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.
- (5) Notwithstanding the relief available as provided in Section (4) above, Plaintiff Landlords are not entitled to request leave of court for permission to serve writs of possession or alias writs of possession if the eviction is otherwise prohibited by law, such as provided in the September 1, 2020 Order issued by the Centers for Disease Control and Prevention, as extended through June 30, 2021.
- (6) Calculation of the six-month period set forth in Rule 126(e) ("[a]n alias writ of possession may not be issued after six months from the date of the judgment for possession without leave of court") and the 180-day period for serving alias writs of possession (the practice of the Philadelphia Municipal Court is to serve the alias writ of possession within 180 days from the entry of a judgment for possession), shall exclude the time from March 16, 2020 through and including May 16, 2021, from the computation of those time periods. Landlords may file petitions to extend this 180 day period.
- (7) The Court will be closely monitoring the implementation and impact of the provisions of this order and the conditions surrounding the pandemic to determine the necessity of continuing, modifying or terminating any or all of the terms of this order.
- (8) This Order supersedes conflicting provisions contained in any prior Administrative Order.

**BY THE COURT:**

*/s/ Patrick F. Dugan*

**Patrick F. Dugan, President Judge  
Philadelphia Municipal Court**

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

**TRIAL DIVISION  
Administrative Docket**

**No. 14 of 2021**

***In re: Extension of Residential Eviction Moratorium***

**ORDER**

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

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

*Court Notices continues on 27*

## Court Notices

continued from 26

- (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

- 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.

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.

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

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

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

- I have used best efforts to obtain all available government assistance for rent or housing;<sup>1</sup>
- I either earned no more than \$99,000 (or \$198,000 if filing jointly) in Calendar Year 2020, or expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2020 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check);
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary<sup>2</sup> out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as my circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, force me to move into and live in close quarters in a new congregate or shared living setting because I have no other available housing options.<sup>3</sup>

<sup>1</sup> "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

<sup>2</sup> An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

<sup>3</sup> "Available housing" means any available, unoccupied residential property, or other space for occupancy

To publish your Corporate Notices,  
call Jennifer McCullough at

215-557-2321

Email: [jmccullough@alm.com](mailto:jmccullough@alm.com)