

# PUBLIC NOTICES

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The Legal Intelligencer

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## ESTATE NOTICES

**NOTICE TO COUNSEL**  
Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.

**ORPHANS' COURT OF PHILADELPHIA COUNTY**

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

**BRANDT, HERBERT J.** -- Kimberly F. Sailer, Administrator, c/o Joseph Piunti, Esquire, 9637 Bustleton Ave., Philadelphia, PA 19115; Joseph Piunti, Attorney, 9637 Bustleton Ave., Philadelphia, PA 19115.

6-24-3\*

**TROXELL, HELEN M.** -- Daina S. Wilson McLean, Esq., Administrator, P.O. Box 2410, Bala Cynwyd, PA 19004; Daina S. Wilson McLean, Attorney, P.O. Box 2410, Bala Cynwyd, PA 19004.

6-10-3\*

**VEGA, NELSON TOLEDO** -- Judith E. Vega, Administratrix, c/o Sarah Dooley, Esquire, Duffy + Fulginiti, 1650 Market Street, 55th Floor, Philadelphia, PA 19103; Sarah Dooley, Attorney, Duffy + Fulginiti, 1650 Market Street, 55th Floor, Philadelphia, PA 19103.

6-24-3\*

**WOODWARD, WALTER** -- Sherry Brown, Administrator, c/o D. Scott Bonebrake, Esq., Noel and Bonebrake, 25 E. Second St., Media, PA 19063; D. Scott Bonebrake, Atty., Noel and Bonebrake, 25 E. Second St., Media, PA 19063.

6-17-3\*

## COMPLAINTS

**NOTICE TO DEFEND - COMPLAINT IN CIVIL ACTION - Jeraldine Delacruz v. Alejandra Hernandez**, C.C.P., Philadelphia County, March Term, 2020, No. 02244

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

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

Philadelphia Bar Association, Lawyer Referral & Info. Service, One Reading Center, Phila., PA 19107 (215) 238-6333 TTY (215) 451-6197

6-24-1\*

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## CORPORATE NOTICES

Notice is hereby given that on May 28, 2021 Articles of Incorporation were filed with the Department of State for **Titar Transportation Inc**, a corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October, 1, 1989, for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

6-24-1\*

## NAME CHANGE

Court of Common Pleas for the County of Philadelphia, May Term, 2021, No. 784 NOTICE IS HEREBY GIVEN that on May 20, 2021, the petition of **Sadie Lucille Walker** was filed, praying for a decree to change **Sadie Lucille Walker** name to **Avery Wilson-Maharaj**. The Court has fixed July 15, 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.

6-24-1\*

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# LEGAL LISTINGS

## COURT NOTICES

### SUPREME COURT OF PENNSYLVANIA DOMESTIC RELATIONS PROCEDURAL RULES COMMITTEE

#### NOTICE OF PROPOSED RULEMAKING

##### Proposed amendment of Pa.R.C.P. No. 1930.2

The Domestic Relations Procedural Rules Committee is planning to propose to the Supreme Court of Pennsylvania the amendment of Pa.R.C.P. No. 1930.2 — No Post-Trial Motions. Motions for Reconsideration — for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. No 103(a)(1), the proposal is being republished in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any reports, notes, or comments in the proposal have been inserted by the Committee for the convenience of those using the rules. They neither will constitute a part of the rules nor will be officially adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Bruce J. Ferguson, Counsel**  
Domestic Relations Procedural Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
Fax: 717-231-9531  
domesticrules@pacourts.us

All communications in reference to the proposal should be received by **August 6, 2021**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Domestic Relations Procedural  
Rules Committee

The Honorable Daniel J. Clifford  
Chair

### SUPREME COURT OF PENNSYLVANIA DOMESTIC RELATIONS PROCEDURAL RULES COMMITTEE

#### RULE PROPOSAL 182 REPUBLICATION

##### Rule 1930.2. No Post-Trial Practice. Motions for Reconsideration

(a) There shall be no motions for post-trial relief in any domestic relations matter, including Protection of Victims of Sexual Violence or Intimidation matters.

[Note: See Pa.R.C.P. No. 1957.]

\*\*\* The following text replaces subdivisions (b) - (e) entirely \*\*\*

(b) *Motion for Reconsideration.* Within 30 days of the entry of an order, a party aggrieved by a court's order may file with the court a motion for reconsideration.

(1) *Reconsideration Granted.*

(i) If the court expressly grants the motion for reconsideration, the court's order granting reconsideration shall state the underlying order's status pending reconsideration. The court may:

- (A) maintain the underlying order as entered;
- (B) stay the underlying order;
- (C) vacate the underlying order; or
- (D) enter an interim order amending the underlying order as necessary.

(ii) *Reconsidered Decision.* Except as set forth in subdivision (b)(1)(iii):

- (A) the court shall enter the reconsidered decision within 120 days from the date the court expressly granted the motion for reconsideration; or
- (B) if the court does not enter a reconsidered decision within 120 days, the underlying order shall be deemed affirmed.

(iii) During the 120-day period provided in subdivision (b)(1)(ii), the court may order additional testimony, and as a result, the court need not render its reconsidered decision within 120 days.

(iv) *Notice of Appeal.* The time for filing a notice of appeal will begin to run anew from:

- (A) the day the court enters the reconsidered decision; or
- (B) when the underlying order has been deemed affirmed as provided in subdivision (b)(1)(ii)(B), the 121<sup>st</sup> day after the motion for reconsideration was expressly granted.

(2) *Reconsideration Denied.* When the court denies the motion for reconsideration within 30 days, the time for filing a notice of appeal will run as if a party had never presented the motion for reconsideration to the court.

\*\*\* The preceding text replaces subdivisions (b) - (e) entirely \*\*\*

### SUPREME COURT OF PENNSYLVANIA DOMESTIC RELATIONS PROCEDURAL RULES COMMITTEE REPUBLICATION REPORT

#### Rule Proposal 182

The Domestic Relations Procedural Rules Committee (Committee) is proposing an amendment to Pa.R.C.P. No. 1930.2 as that rule relates to a motion for reconsideration. The proposed amendment would address the status of the underlying order pending the trial court's reconsideration. Currently, the Rules of Civil Procedure do not address the order's status. The Committee previously published the Rule Proposal in the *Pennsylvania Bulletin*, 50 Pa.B. 7008

*Court Notices continues on 22*

## COMING EVENTS

### JUNE 24

#### CLE - VIDEO ENCORE: LGBTQ Older Adults and Cultural Competency

ATTEND VIA WEBCAST

From 10:00 AM - 11:30 AM; Login link and materials will be provided electronically the morning of the program.

1 SUBSTANTIVE/0.5 ETHICS

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

#### Tough Problems in Workers Compensation 2021

Webcast: 9:00 AM to 1:30 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals  
4 substantive

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

### JUNE 25

#### CLE - VIDEO ENCORE: 'Gendered' Communication and Its Effect on Persuasive Advocacy

ATTEND VIA WEBCAST

From 12:30 PM - 2:00 PM; Login link and materials will be provided electronically late the morning of the program.

1.5 SUBSTANTIVE

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

#### CLE - VIDEO ENCORE: The Ethics of Freelance Legal Services and Social Media in Litigation and Court

ATTEND VIA WEBCAST

From 10:00 AM - 12:00 PM; Login link and materials will be provided electronically morning of the program.

1 ETHICS

FREE ELIGIBLE \*

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

### Department Of Records

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

I N S I D E			
15	Coming Events	21	U.S. Bankruptcy Court
18	Common Pleas Court	21	Hearings
	20 Civil Trial List		
16	Federal Court	21	Court of Appeals
21	Orphan's Court	21	District Court

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(December 12, 2020) with a comment period ending February 12, 2021. After reviewing the comments, the Committee revised the Rule Proposal, which is being republished for comment.

As noted in the previous Publication Report, subdivisions (b) through (e) have been entirely rewritten into an outline format with the substantive changes included in subdivision (b) (1)(i). Otherwise, Pa.R.C.P. No. 1930.2 remains substantively unchanged. However, based on the comments received, the Committee proposes a few revisions.

Unlike other civil actions, post-trial motions are precluded for domestic relations actions. See Pa.R.C.P. No. 1930.2(a). A party seeking relief from a court's order may appeal, request the trial court reconsider its order, or both. And, unlike other civil actions, the parties in domestic relations actions typically have an ongoing relationship and may have a support order or a custody order in place in the action prior to requesting reconsideration, which places a special significance on the underlying order's status pending reconsideration.

The Committee received a comment suggesting that the underlying order is automatically vacated upon a court expressly granting reconsideration with the exception of a custody order. The Committee could not find case law supporting this position or the exception. Instead, the Committee opined that the court should have discretion in determining the underlying order's status pending reconsideration. As such, the republished Rule Proposal clarifies that the court shall determine the underlying orders status in its order expressly granting reconsideration. Further, the Rule Proposal provides additional discretionary options for the court to consider when expressly granting reconsideration. Proposed subdivision (b)(1)(i) now proposes adding four options for the court: (1) maintain the underlying order as entered; (2) stay the underlying order; (3) vacate the underlying order; or (4) enter an interim order amending the underlying order as necessary.

The Committee is also proposing two additional revisions. From the previously published Rule Proposal, the sequence of subdivisions (b)(1)(ii) and (iii) have been reversed. The Committee believed this revised sequence is more appropriate and provided more clarity to the rule's operation.

Finally, the Committee revised the Rule Proposal by indicating that the court must "expressly" grant reconsideration. This change is consistent with the case law discussing motions for reconsideration and related timing issues.

All comments, concerns, and suggestions concerning this rule proposal are welcome.

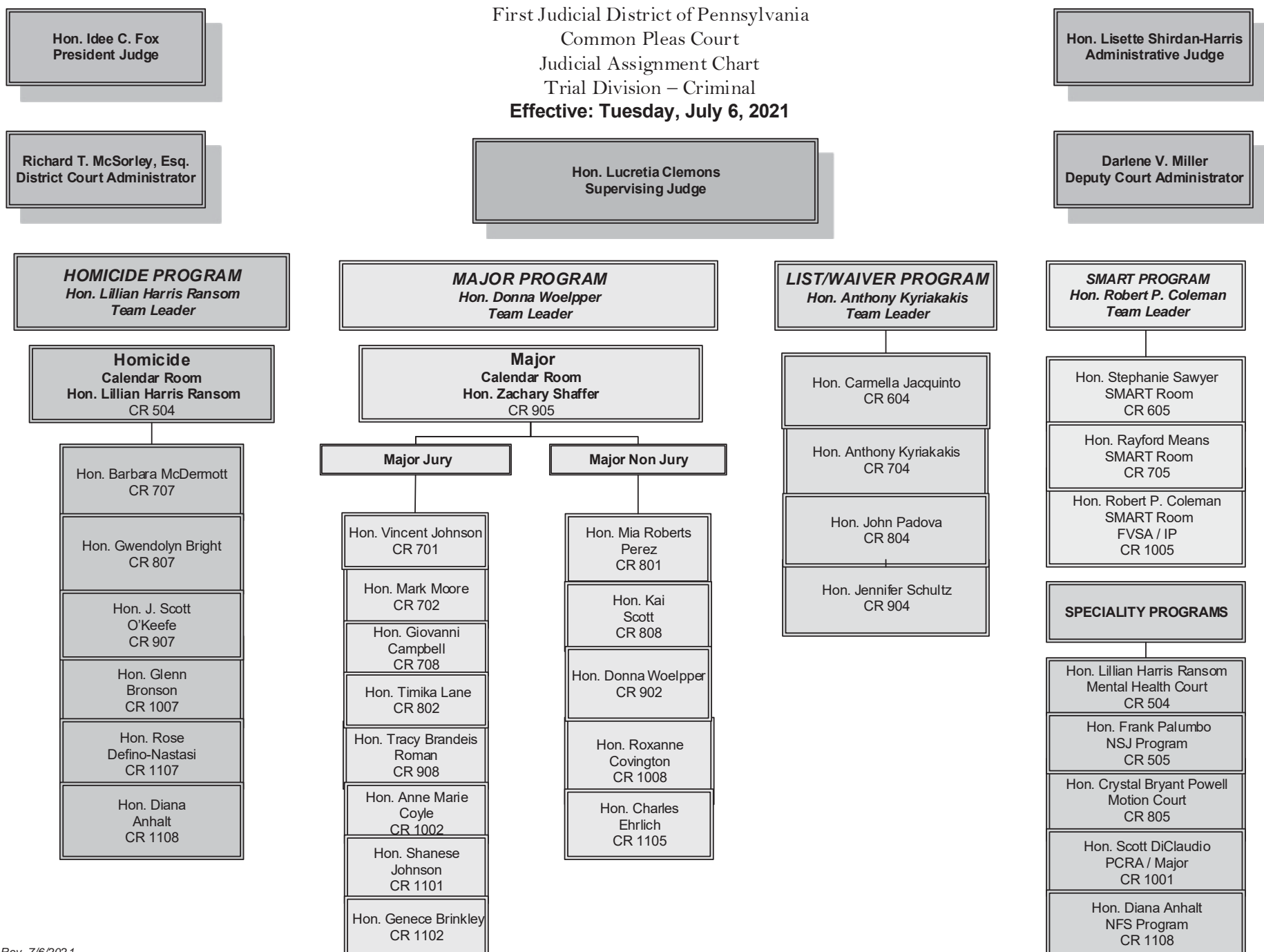
## NOTICE TO THE BAR TRIAL DIVISION - CRIMINAL JUDICIAL ASSIGNMENTS Effective Tuesday, July 6, 2021

Please take notice that the attached Criminal Judicial Assignment Chart is effective Tuesday, July 6, 2021.

Honorable Lisette Shirdan-Harris  
Administrative Judge  
Trial Division

Honorable Lucretia C. Clemons  
Supervising Judge  
Trial Division - Criminal

Attachment: Trial Division – Criminal Judicial Assignment Chart





# Court Notices

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**NOTICE TO THE BAR  
TRIAL DIVISION – CIVIL  
JUDICIAL ASSIGNMENTS  
Effective Tuesday, July 6, 2021**

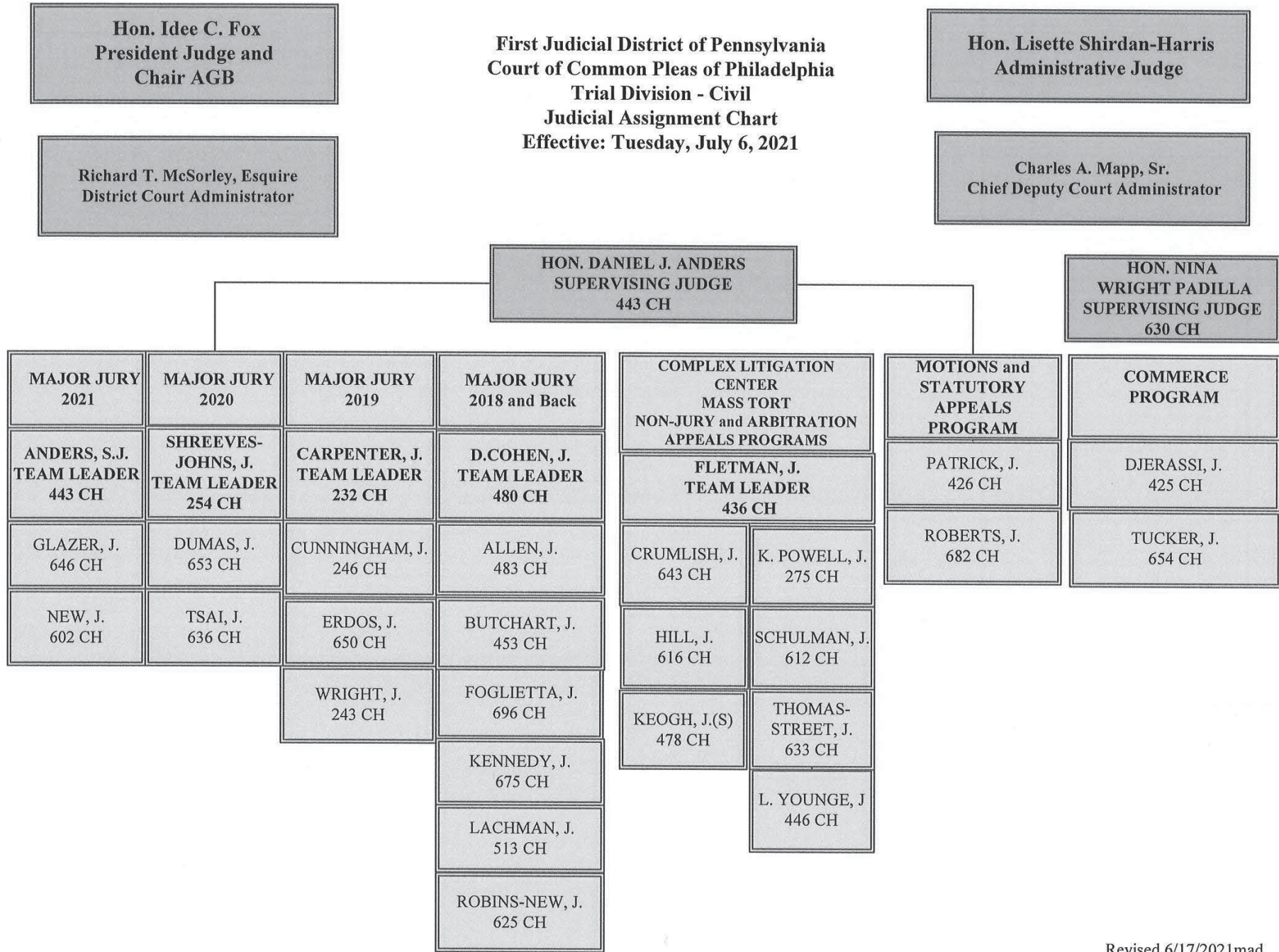
Please take notice that the attached Civil Judicial Assignment Chart is effective Tuesday, July 6, 2021.

Honorable Lisette Shirdan-Harris  
Administrative Judge  
Trial Division

Honorable Daniel J. Anders  
Supervising Judge  
Trial Division – Civil

Honorable Nina Wright Padilla  
Supervising Judge  
Trial Division - Commerce

Attachment: Trial Division – Civil Judicial Assignment Chart



Revised 6/17/2021mad

**IN THE SUPREME COURT OF PENNSYLVANIA**

IN RE: GENERAL STATEWIDE JUDICIAL EMERGENCY : No. 553 Judicial Administration Docket

**ORDER**

PER CURIAM

AND NOW, this 21<sup>st</sup> day of June, 2021, it is hereby ordered as follows:

Effective July 6, 2021, operation of the Unified Judicial System shall return to pre-pandemic status. All courtrooms, adjacent judicial facilities, chambers, and offices within the Unified Judicial System shall be fully opened and staffed by judges and other personnel.

This Court's order of May 27, 2020, terminated the statewide judicial emergency effective June 1, 2020, but authorized president judges to declare local judicial emergencies. Effective today, president judges are no longer authorized to declare local judicial emergencies. Notwithstanding, to the extent declarations of local judicial emergencies are in effect suspending the rule-based right of criminal defendants to a prompt trial, they may remain in effect until August 31, 2021.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
PHILADELPHIA COURT OF COMMON PLEAS

Monday, June 21, 2021

TRIAL DIVISION – CIVIL

NOTICE TO THE BAR

UPDATED PROTOCOL FOR THE  
COMPULSORY ARBITRATION PROGRAM

General Statement

*Court Notices continues on 24*



# Court Notices

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The conduct of Virtual Arbitration hearings is governed by the Notice of Policies and Protocols for use of Advanced Communication Technology for Court Proceedings in Civil Matters issued on July 16, 2020. The Order and Notice can be found at <http://www.courts.phila.gov/covid-19/>. This updated Protocol supplements the Protocols previously issued on March 12, 2021 and May 3, 2021 and will take effect on Tuesday, July 6, 2021.

## Protocol for Arbitration Hearings

1. Until further Order of the Court, all Compulsory Arbitration matters will be conducted remotely via Zoom. Unless parties have received a notice of a Virtual hearing date, a case's current hearing date will serve as a "place holder". The docket will read "ARB REMOTE HEARING SCHEDULED" if the matter has been listed for a Virtual hearing.
2. If the parties wish to have a matter scheduled for a remote hearing before the Court has had an opportunity to do so, an email should be sent to the Director of the Arbitration Center, Maureen Eagen, Esquire, with a copy to all parties, requesting a Virtual hearing and provide a time frame or available dates for such scheduling; [maureen.eagen@courts.phila.gov](mailto:maureen.eagen@courts.phila.gov).
3. Notice of a Virtual hearing date will be generated by the FJD's electronic filing system at least 10 days prior to the hearing date. Accordingly, all e-filers will receive notice electronically through the e-filing system. The Virtual Hearing Notice will include a link for all participants to access on the day of the hearing, as well as, a link to the Compulsory Arbitration Center's Scheduling Order. Counsel and self-represented litigants are required to review and abide by the directives set forth in the Order.
4. Cases currently listed for Virtual hearings will be issued a new Virtual Hearing Notice for the same date; this is being done so that the parties will have the Zoom link needed to join on the day of the hearing.
5. Prior to joining the hearing, it is imperative that all attorneys, parties and witnesses be properly identified. All participants should ensure that the name on the device they are using on the date of the hearing clearly identifies themselves; for example, "Jane Doe, Esquire – counsel for plaintiff Bob Roberts" and not simply "Jane's iPad". If the Arbitration Center staff does not recognize the participants in the waiting room, there may be a delay in the case being assigned to a hearing room.
6. The admissibility of documents will continue to be governed by the Pennsylvania Rules of Evidence, Rules of Civil Procedure and corresponding Philadelphia County Local Rules of Civil Procedure.
7. The Virtual Arbitration hearings will be conducted by a panel of three arbitrators, who will also participate remotely by Zoom. On the day of the hearing, parties will be assigned to a Break-out Room with their assigned panel. The participants will be able use the "Share Screen" function of Zoom during the hearing and will be directed to email any Arbitration Packets/Memorandums of Law directly to the Arbitrators on the day of the hearing.
8. If a party or self-represented litigant does not have the ability to appear remotely and to continue the matter until in-person proceedings resume would severely prejudice a party, an exception to appearing remotely may be granted. To do so, the party or self-represented litigant will be required to appear at the Arbitration Center in person and follow all current CDC, Philadelphia Health Department and First Judicial District Covid guidelines, which may require the wearing of a face covering over the mouth and nose while at the Arbitration Center. The party will be connected to the hearing remotely from a workstation at the Arbitration Center. Such a request should be directed to Maureen Eagen, Esquire, Director of the Arbitration Center, at [maureen.eagen@courts.phila.gov](mailto:maureen.eagen@courts.phila.gov). All other counsel and self-represented litigants are to be copied on the email.
9. Parties are required to review their cases once they receive notice of a Virtual hearing date and advise the Arbitration Center immediately if the case settled or file a Continuance/Deferral Application for a matter not ready to proceed with a Virtual hearing. An untimely filed Continuance Application can be denied on that basis alone.
10. In addition to conducting Zoom Arbitration Hearings, the Arbitration Center will continue the Arbitration Judge Pro Tempore (AJPT) Program. The Protocol remains the same for the AJPT Program as announced in the March 12, 2021 and May 3, 2021 Protocols for the Compulsory Arbitration Program, which can be found at: <http://www.courts.phila.gov/covid-19/>.
11. This Protocol, as well as, any updated Protocols regarding the Compulsory Arbitration Program will be published as Notices to the Bar and available on the First Judicial District's website at [www.courts.phila.gov/covid-19/](http://www.courts.phila.gov/covid-19/) and @PhilaCourts on Twitter.

12. A list of cases scheduled for a Virtual hearing will be published in The Legal Intelligencer.

Honorable Lisette Shirdan-Harris  
Administrative Judge  
Trial Division

Honorable Daniel J. Anders  
Supervising Judge  
Trial Division – Civil

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

Monday, June 7, 2021

**TRIAL DIVISION – CRIMINAL NOTICE TO THE BAR**

**CUSTODY ACCELERATED RESOLUTION PROGRAM (CARP) of 2021**

**General Statement**

The Custody Accelerated Resolution Program ("CARP") is a pilot program that will run from July 6, 2021, to December 31, 2021. The program is designed to accelerate the resolution of custody cases in the Major Felony Program ("Major Program"). CARP may be extended based on the needs of the Criminal Trial Division. Please see the attached CARP organization chart, Frequently Asked Questions guide and sample scheduling orders.

**Status Conference Schedule**

All custody cases currently listed in a Major Program room will be relisted for status in courtroom 905 between June 14, 2021, and July 2, 2021, at 1:00 pm to determine whether the matter is a jury trial or non-jury trial. Please see the attached schedule of status conferences by courtroom. Parties are strongly encouraged to work toward a non-trial resolution and cases may be conferenced with the calendar room judge for potential open pleas.

Honorable Lisette Shirdan-Harris  
Administrative Judge  
Trial Division

Honorable Lucretia C. Clemons  
Supervising Judge  
Trial Division – Criminal

**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

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# Court Notices

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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 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.

### 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 :  
v. : TERM, 20  
 :  
 : 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"



# Court Notices

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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 (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

# Court Notices

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

TRIAL DIVISION

Administrative Docket

No. 14 of 2021

In re: Extension of Residential Eviction Moratorium

ORDER

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

- (1) a signed Declaration submitted under a previous order remains valid notwithstanding the issue of the extended and modified order, and covered persons do not need to submit a new Declaration under the new Order; and
- (2) Tenants, lessees, or residents of a residential property may use any written document in place of the Declaration Form if it includes the same information as required in the Form, is signed, and includes a perjury statement.

**BY THE COURT:**

*/s/ Lisette Shirdan-Harris*

**LISETTE SHIRDAN-HARRIS**

Administrative Judge  
Trial Division

*/s/ Daniel J. Anders*

**DANIEL J. ANDERS**

Supervising Judge  
Trial Division - Civil Section

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

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

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

- I have used best efforts to obtain all available government assistance for rent or housing;<sup>1</sup>
- I either earned no more than \$99,000 (or \$198,000 if filing jointly) in Calendar Year 2020, or expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2020 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check);
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary<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>
- 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

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

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

<sup>3</sup> "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to you.

To publish your Corporate Notices,

call Jennifer McCullough

at 215-557-2321 Email: [jmccullough@alm.com](mailto:jmccullough@alm.com)