

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ 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)

**AKINS, CALVIN EMERSON** -- Marc E. Akins, Executor, c/o Marirose Roach, Esquire, Roach Law, LLC, 6950 Castor Avenue, Phila., PA 19149; Marirose Roach, Attorney, Roach Law, LLC, 6950 Castor Avenue., Phila., PA 19149.

8-27-3\*

**BENTON, JOSEPH** -- Sherman C. Toppin, Esq., Administrator, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103; Sherman C. Toppin, Attorney, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103.

8-27-3\*

**BRIGANDI, GILDA (a/k/a GILDA R. BRIGANDI)** -- Mark Angelo, Executor, One Melissa Court, Moorestown, NJ 08057; Lee R. Allman, Attorney, Allman, Kelly & Willner, LLC, Suite G, 41 Paoli Plaza, Paoli, PA 19301.

9-3-3\*

**DICKERSON, LYNN JOSEPH** -- Lynette Edwards, Administrator, c/o Sherman C. Toppin, Esquire, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103; Sherman C. Toppin, Attorney, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103.

8-27-3\*

**DICKERSON, NETTIE BASS** -- Lynette Edwards, Administrator, c/o Sherman C. Toppin, Esquire, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103; Sherman C. Toppin, Attorney, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103.

8-27-3\*

**GASKINS, ALBERT LEE, III** -- Wanda Y. Brooks, Administrator, 202 Betsy Ross Lane, Lincoln University, PA 19352; Karen E. Eichman, Attorney, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390.

9-3-3\*

**QUIGLEY, ROBERT T.** -- Matthew Quigley, Executor, 1491 Bellemeade Drive, Royersford, PA 19468; Francis X. Dillon, Attorney, 680 Middletown Boulevard, Langhorne, PA 19047.

9-3-3\*

**ROACHE, CONSTANCE** -- Gary Bennett, Administrator, c/o Sherman C. Toppin, Esquire, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103; Sherman C. Toppin, Attorney, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite 300, Phila., PA 19103.

8-27-3\*

**SKEETE, JAMES C.** -- Fitzvaughn Skeete, 42 S. 61st St., Phila., PA 19139 and Romona Skeete, 1250 Providence Road, Apt. 116A, Secane, PA 19018, Co-Executors.

9-3-3\*

**THE JOAN S. GRONER TRUST AGREEMENT DATED JANUARY 8, 2000**  
Joan S. Groner, Deceased  
Late of City & County of Philadelphia, PA

This now-irrevocable Trust is in existence and all persons having claims or demands against the decedent or the Trust are requested to make known the same, and all persons indebted to the decedent are requested to make payment without delay to: Trustees: Ms. Judy Groner & Mr. Jonathan Groner, c/o Miles B. Rittmaster, Esquire, 1495 Alan Wood Rd., Ste. 4, Conshohocken, PA 19428. Or to their Attorney: Miles B. Rittmaster, Esquire, 1495 Alan Wood Rd., Ste.4, Conshohocken, PA 19428.

9-3-3\*

## CITY COUNCIL

### CITY COUNCIL Philadelphia, Pennsylvania 19107-3290 2021 REVISED NOTICE OF LIVING WAGE AND BENEFITS REVIEW COMMITTEE MEETINGS

Notice is hereby given that the **Living Wage and Benefits Review Committee**, established and constituted pursuant to Phila. Code § 17-1311 and Resolution No. 110807, will hold its remaining regular meetings on the dates listed below at **11:00 A.M.** as previously advertised. These remote meetings may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/> as they occur.

Tuesday, September 14th, 2021, at 11:00 A.M.  
Tuesday, December 14th, 2021, at 11:00 A.M.

Anyone that is interested in giving testimony at the next scheduled meeting on the list must call 215-686-2163, or send an e-mail to [ericka.kisleiko@phila.gov](mailto:ericka.kisleiko@phila.gov) by 3 p.m. the day before the meeting and submit the following information:

- Full name
- Call-back telephone number and e-mail address where you can be reached

If the above information is submitted within the required time frame, those that have registered to testify at the meeting will be telephoned during the meeting and invited to the remote meeting. They will be given additional instructions by the Committee Chair once they are connected.

**RICHARD LAZER, CHAIRPERSON**  
**Living Wage and Benefits Review Committee**

9-10-1\*

### CITY COUNCIL Philadelphia, Pennsylvania 19107-3290

#### 2021 REVISED NOTICE OF STATED MEETINGS

Notice is hereby given that the Philadelphia City Council has CANCELLED the Regular Stated Meeting scheduled for Thursday, September 16, 2021. Philadelphia City Council will have its remaining Regular Stated Meetings at 10:00 A.M. on the dates listed below. These meetings will be held remotely using Microsoft® Teams. These remote meetings may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/> as they occur.

Friday, September 17, 2021  
Thursday, September 23, 2021  
Thursday, September 30, 2021  
Thursday, October 7, 2021  
Thursday, October 14, 2021  
Thursday, October 21, 2021

Thursday, October 28, 2021  
Thursday, November 4, 2021  
Thursday, November 18, 2021  
Thursday, December 2, 2021  
Thursday, December 9, 2021  
Thursday, December 16, 2021

Public comment may be received with regard to those matters printed on the agenda for the next meeting scheduled to occur in the list above. See the agenda for details at <https://phila.legistar.com/Calendar.aspx>. Speakers interested in participating in public comment must call 215-686-3406 by 3 p.m. the day before that Council session and submit the following information:

- Full name
- Callback telephone number where you can be reached
- Identify the bill number or resolution number that will be addressed
- State whether you support or oppose that particular bill or resolution.

Speakers who submitted the above information within the required time frame will be telephoned during the council session and invited to the remote meeting. They will have up to three minutes to speak; the Council President, however, reserves the right based on circumstances to establish a different time limit. The Council President may also limit repetitious comments or limit the scope of testimony to only certain items on the agenda, which could affect callbacks for public comment at the meeting.

**Michael A. Decker**  
**Chief Clerk**

9-10-1\*

## CITY COUNCIL

### City of Philadelphia Public Hearing Notice

The **Committee on Rules** of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, September 28, 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 item:

**210549** An Ordinance approving an amendment to the Articles of Incorporation of the City Avenue Special Services District of Philadelphia and Lower Merion to extend the term of existence of the District to December 31, 2042.

Speakers interested in giving testimony on any of these legislative matters must call 215-686-3412 ext. 8, or send an e-mail to [brett.nedelkoff@phila.gov](mailto:brett.nedelkoff@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 Rules, open to the public, will be held to consider the action to be taken on the above listed item.

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

**Michael A. Decker**  
**Chief Clerk**  
9-10-1\*

## COMPLAINTS

### CIVIL ACTION COURT OF COMMON PLEAS PHILADELPHIA COUNTY, PA CIVIL ACTION-LAW NO. 210301464

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff v. BARBARA BOSSERT, IN HER CAPACITY AS HEIR OF BARBARA E. NACKE; RONALD MARANO, IN HIS CAPACITY AS HEIR OF BARBARA E. NACKE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA E. NACKE, Defendants

**To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA E. NACKE**  
**Defendant(s), 9237 CONVENT AVENUE PHILADELPHIA, PA 19114**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County, PA docketed to No. 210301464, seeking to foreclose the mortgage secured on your property located, **9237 CONVENT AVENUE PHILADELPHIA, PA 19114.**

#### NOTICE

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing 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 any money claimed in the Complaint or for any other claim or 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service**  
**1 Reading Center**  
**Philadelphia, PA 19107**  
**(215) 238-6333**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
ATTORNEYS FOR PLAINTIFF  
325147, Esq. ID No.  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

9-10-1\*



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# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

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## COMPLAINTS

IN DIVORCE 3301 (c)Mutual consent , Irretrievable breakdown 3301 (d)One year Separation, Docket No.: D180998490  
Von Elliott Webster II v. Teresa A. Richardson

To: Teresa A. Richardson. You are hereby notified that a petition has been filed against you in The Court of Common Pleas, Philadelphia County, State of Pennsylvania claiming a divorce from the bonds of matrimony existing between you and him. The original Complaint in Divorce was filed September 20, 2018. The Complaint in Divorce was reinstated on August 5, 2021.

## NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered against you without further notice for the relief request 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service, 1101 Market St., Phila., PA 19107, 215-238-6333

9-10-1\*

## FICTITIOUS NAMES

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 30, 2021 for **KCC Marketing** at 215 Spruce St. Philadelphia, PA 19106. The names and addresses of each individual interested in the business are Keri White at 215 Spruce St. Philadelphia, PA 19106, and Claire Batten at 6177 Creekside Dr. Flourtown, PA 19031. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 30, 2021 for **SugahBaby Sweets** at 359 West Milne Street Philadelphia, PA 19144. The name and address of each individual interested in the business is Michael Sharif Carr at 359 West Milne Street Philadelphia, PA 19144. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 30, 2021 for **What Do You Really Want?** at 1954 N. 29th St. Philadelphia, PA 19121. The name and address of each individual interested in the business is Kwame Burke at 1954 N. 29th St. Philadelphia, PA 19121. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 01, 2021 for **marablephoto** at 3900 City Ave., Apt. A611 Philadelphia, PA 19131. The name and address of each individual interested in the business is George Marable at 3900 City Ave., Apt. A611 Philadelphia, PA 19131. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 29, 2021 for **Property Product Paperwork** at 217 North Vodges Street Philadelphia, PA 19139. The name and address of each individual interested in the business is Michael Hood Jr. at 217 North Vodges Street Philadelphia, PA 19139. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 09, 2021 for **Everyday Mobile Notary** at 5407 Rutland Street Philadelphia, PA 19124. The name and address of each individual interested in the business is Rodney Daye, Jr. at 5407 Rutland Street Philadelphia, PA 19124. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 04, 2021 for **ThereafterShop** at 5752 Addison Street Philadelphia, PA 19143. The name and address of each individual interested in the business is Ameera Z. Thompson at 5752 Addison Street Philadelphia, PA 19143. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 02, 2021 for **Devons House of Real Estate** at 2104 Ashwood Ave. Philadelphia, PA 19154. The name and address of each individual interested in the business is Devon Walker at 2104 Ashwood Ave. Philadelphia, PA 19154. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 06, 2021 for **Silver Leaf Surplus** at 1625 Faunce St. Philadelphia, PA 19111. The name and address of each individual interested in the business is Aston F Wilson at 1625 Faunce St. Philadelphia, PA 19111. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 08, 2021 for **Signature's Services** at 930 1/2 Anchor Street Philadelphia, PA 19124. The name and address of each individual interested in the business is Laquesha Wilson at 930 1/2 Anchor Street Philadelphia, PA 19124. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 25, 2021 for **Epta Evlogies Hair and Skin care** at 2415 W Hagert St. Philadelphia, PA 19132. The name and address of each individual interested in the business is Tyshiva Alexander at 2415 W Hagert St. Philadelphia, PA 19132. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 28, 2021 for **Virtual Football Academy** at 410 Hidden Valley Rd. Media, PA 19063. The name and address of each individual interested in the business is David Brown at 410 Hidden Valley Rd. Media, PA 19063. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 04, 2021 for **DNZ & Associates** at 9208 Ambassador Pl., Philadelphia, PA 19115. The name and address of each individual interested in the business is Nadiya Zolotarov at 9208 Ambassador Pl., Philadelphia, PA 19115. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 10, 2021 for **Belles Ames** 2009 N. Orianna St. Philadelphia, PA 19122. The name and address of each individual interested in the business is Deamonte Freeman at 2009 N. Orianna St. Philadelphia, PA 19122. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 09, 2021 for **N.A.T Cosmetics** at 2242 Christian St. Philadelphia, PA 19146. The name and address of each individual interested in the business is Natalie Galarza at 2242 Christian St. Philadelphia, PA 19146. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 11, 2021 for **Aniq** at 2230 Dickinson St. Philadelphia, PA 19142. The name and address of each individual interested in the business is Hafsa Abdulhayy at 2230 Dickinson St. Philadelphia, PA 19142. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 25, 2021 for **Bija Yoga** at 927 S. 8th St. Philadelphia, PA 19147. The name and address of each individual interested in the business is Hannah Badawy at 927 S. 8th St. Philadelphia, PA 19147. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 16, 2021 for **Radiant Radiation!** at 6148 Oxford Ave. Philadelphia, PA 19111. The name and address of each individual interested in the business is Emily Edwards at 6148 Oxford Ave. Philadelphia, PA 19111. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 07, 2021 for **August Lust** at 2143 Anchor Street Philadelphia, PA 19124. The name and address of each individual interested in the business is Keysha Marie Mendez Santana at 2143 Anchor Street Philadelphia, PA 19124. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 14, 2021 for **Naams Beauty and Variety** at 6540 Woodland Avenue Philadelphia, PA 19142. The name and address of each individual interested in the business is Nadia Contech at 6540 Woodland Avenue Philadelphia, PA 19142. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 14, 2021 for **FAB RENOVATIONS** at 5441 Springfield Ave. Philadelphia, PA 19143. The name and address of each individual interested in the business is Oluwa Sandy at 5441 Springfield Ave. Philadelphia, PA 19143. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 14, 2021 for **Battle Consultants** at 977 Carver St. Philadelphia, PA 19138. The name and address of each individual interested in the business is James Battle at 977 Carver St. Philadelphia, PA 19138. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 19, 2021 for **gwen's natural creations** at 7124 Woolston Ave. Philadelphia, PA 19138. The name and address of each individual interested in the business is Gwendolyn A. McCloud at 7124 Woolston Ave. Philadelphia, PA 19138. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 19, 2021 for **OFFABEAN-DEALS** at 1934 S 6th Street Philadelphia, PA 19148. The name and address of each individual interested in the business is Kevin Tran at 1934 S 6th Street Philadelphia, PA 19148. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 25, 2021 for **SBFinancial & Credit Repair Services** at 4522 Shelmire Ave. Philadelphia, PA 19136. The name and address of each individual interested in the business is Sarah Antonia Rios at 4522 Shelmire Ave. Philadelphia, PA 19136. This was filed in accordance with 54 PaC.S. 311.417

9-10-1\*

## NAME CHANGE

Court of Common Pleas for the County of Philadelphia, July Term, 2021, No. 1992 NOTICE IS HEREBY GIVEN that on July 29, 2021, the petition of **Ross Charlton Brazuk** was filed, praying for a decree to change their name to **Willow Celeste Brazuk**. The Court has fixed September 16, 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.

9-10-1\*

## 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

## Emergency Judge Schedule

Week of September 10<sup>th</sup> through September 17, 2021

Emergency Judge – HONORABLE TIFFANY PALMER

The Emergency Judge handles all emergencies (Civil, Criminal, Orphans', Family Court matters) arising after Court hours.

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

## TRIAL DIVISION

## Administrative Docket

No. 34 of 2021

**In re: Discontinuance of Residential Eviction Moratorium Pursuant to the Order of the Centers for Disease Control issued August 3, 2021**

**ORDER**

AND NOW, this 9<sup>th</sup> day of September 2021, upon consideration of the Order entered by the Supreme Court of the United States in *Alabama Association of Realtors v. Department of Health and Human Services*, 2021 WL 3783142 (U.S. August 26, 2021) regarding a Residential Eviction Moratorium Pursuant to an Order of the Centers for Disease Control issued August 3, 2021, it is hereby ORDERED and DECREED that the Residential Eviction Moratorium as referenced in this Court's Orders issued on March 31, 2021, Administrative Order No. 14 of 2021, and on August 4, 2021, Administrative Order No. 27 of 2021, is hereby DISCONTINUED. Notwithstanding the above, nothing in this Order affects the limited stay granted by Administrative Order No. 26 issued on August 2, 2021, *i.e.*, until the scheduled Status Conference in all then pending Municipal Court Landlord-Tenant Appeals in the Court of Common Pleas.

**BY THE COURT:***/s/ Lisette Shirdan-Harris*

**Hon. Lisette Shirdan-Harris**  
Administrative Judge  
Trial Division

*/s/ Daniel J. Anders*

**Hon. Daniel J. Anders**  
Supervising Judge  
Trial Division - Civil Section

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order  
No. 30 of 2021

**In re: Extension of the Philadelphia Municipal Court Landlord Tenant Diversion Program**

**ORDER**

AND NOW, this 31<sup>st</sup> day of August, 2021, pursuant to the authority granted by the Supreme Court by Order dated August 16, 2021 at Docket No. 21 EM 2020 (attached), it is hereby ORDERED and DECREED that the *Philadelphia Municipal Court Landlord Tenant Diversion Program* is extended through October 31, 2021, and it is further ORDERED and DECREED that a landlord must first file an application with the *PHL Rent Assist Program* through [www.phlrentassist.org](http://www.phlrentassist.org) and then wait 45 days before filing a Landlord-Tenant Complaint seeking possession based on non-payment of rent.

**BY THE COURT:***/s/ Patrick F. Dugan*

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

IN THE SUPREME COURT OF PENNSYLVANIA  
EASTERN DISTRICT

IN RE: FIRST JUDICIAL DISTRICT : No. 21 EM 2020  
OF PENNSYLVANIA

**ORDER****PER CURIAM**

AND NOW, this 16<sup>th</sup> day of August, 2021, the Request "to Authorize the Continuation of the Philadelphia Municipal Court Landlord-Tenant Diversion Program" is GRANTED, IN PART. The President Judge of the Municipal Court is granted the requested authority through October 31, 2021.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order  
No. 31 of 2021

**In re: Suspension of State Rules**

*Court Notices continues on 34*

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

**SEPTEMBER 10****Child and Spousal Support: Back to the Basics**

Webcast: 9:00 AM to 12:30 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)

**Child and Spousal Support: Back to the Basics**

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)

**CLE – VIDEO ENCORE: Email Communications and the Ethical Risks**

ATTEND via WEBCAST

From 12:00 PM - 1:00 PM; Login link and materials will be  
provided electronically early the morning the program.  
1.0 ETHICS

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

**SEPTEMBER 14****CLE – Decoding the Pennsylvania Political Subdivision Tort Claims Act**

SPEAKERS LIVE via WEBCAST

From 12:00 PM - 2:15 PM; Login link and materials will be  
provided electronically prior to the program to those that register  
for credit.

2.0 SUBSTANTIVE

FREE ELIGIBLE \*

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

**SEPTEMBER 15****CLE – VIDEO ENCORE: Cutting Edge Issues in Sex and Gender Discrimination and Harassment Law**

ATTEND via WEBCAST

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

1.0 SUBSTANTIVE/0.5 ETHICS

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

**CLE – VIDEO ENCORE: Navigating FMLA and the ADA in a Post-COVID World**

ATTEND via WEBCAST

From 1:00 PM - 2:00 PM; Login link and materials link will be  
provided electronically late the morning of the program.

1.0 SUBSTANTIVE

FREE ELIGIBLE \*

For more information or to register,  
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**Department Of Records**

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

## I N S I D E

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# Court Notices

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## ORDER

AND NOW, this 31<sup>st</sup> day of August, 2021, pursuant to the authority granted by the Supreme Court by Order dated August 27, 2021 at Docket No. 21 EM 2020 (attached), it is hereby ORDERED and DECREED that Rule of Criminal Procedure 600, Rule of Criminal Procedure 1013, as well as rules that restrict the use of advanced communication technology (ACT) in court proceedings are suspended, subject to state and federal constitutional limitations, through October 1, 2021.

### BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge  
Philadelphia Municipal Court

IN THE SUPREME COURT OF PENNSYLVANIA  
EASTERN DISTRICT

IN RE: FIRST JUDICIAL DISTRICT : No. 21 EM 2020  
OF PENNSYLVANIA

## ORDER

PER CURIAM

AND NOW, this 27<sup>th</sup> day of August, 2021, the Request Pursuant to Pa.R.J.A. 1952(B)(2)(m) and (s), which seeks permission for the President Judge of the Philadelphia Municipal Court to suspend temporarily certain procedural rules, is GRANTED, IN PART.

The President Judge of the Philadelphia Municipal Court is authorized to suspend Rule of Criminal Procedure 600, Rule of Criminal Procedure 1013, as well as rules that restrict the use of advanced communication technology (ACT) in court proceedings, subject to state and federal constitutional limitations, through October 1, 2021.

Judges shall be present in the courthouse, judicial center, or other court facility whenever a proceeding is being conducted by ACT, except for extraordinary circumstances, such as when court properties have been closed due to inclement weather or other emergency under Pa.R.J.A. Nos. 1950-1954, or when a proceeding is not being conducted during normal business hours.

In all other respects, the Request Pursuant to Pa.R.J.A. 1952(B)(2)(m) and (s) is DENIED.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order  
No. 28 of 2021

In re: Completed Diversion/Rental Assistance Applications-  
Philadelphia Municipal Court Landlord Tenant Diversion Program And  
Notice of Writs of Possession

## ORDER

AND NOW, this 9<sup>th</sup> day of August, 2021, consistent with the Philadelphia Municipal Court Landlord Tenant Diversion Program, it is hereby ORDERED and DECREED that effective August 14, 2021, no Alias Writ of Possession issued by the Philadelphia Municipal Court shall be served (i.e., no lockout shall occur) in any matter where a rental assistance application with the City of Philadelphia's Diversion/Rental Assistance Program has been marked "complete" by the City of Philadelphia.

IT IS FURTHER ORDERED that in any case where a Writ of Possession has been served prior to May 1, 2021, no Alias Writ of Possession shall be served unless and until a Writ of Possession is re-served upon the defendant.

IT IS FURTHER ORDERED and DECREED that if more than 90 days passes after receipt of such funds by the Landlord, then this prohibition shall lapse and the Alias Writ of Possession (i.e., lockout) may be served.

### 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. 27 of 2021

In re: Continuation of Residential Eviction Moratorium Pursuant to the Order of the  
Centers for Disease Control issued August 3, 2021

## ORDER

AND NOW, this 4<sup>th</sup> day of August 2021, upon consideration of the Order issued on August 3, 2021 by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention, temporarily halting evictions through October 3, 2021 of covered persons in counties

experiencing substantial or high rates of community transmission levels of Covid-19 (as defined in the CDC Order) as of August 3, 2021 and later, and it appearing that Philadelphia County is on the CDC's list of counties with substantial or high rates of community transmission levels of Covid-19, it is hereby ORDERED and DECREED that the Residential Eviction Moratorium as referenced in this Court's Order issued on March 31, 2021, Administrative Order No. 14 of 2021, is extended through October 3, 2021 or until further order of Court. It is further ORDERED that the Plaintiff's Affidavit in Connection with the CDC Order and the Declaration Form posted on the District's website be updated to reflect the issuance of the August 3, 2021 CDC Order and extension.

BY THE COURT:

/s/ Lisette Shirdan-Harris

Hon. Lisette Shirdan-Harris  
Administrative Judge  
Trial Division

/s/ Daniel J. Anders

Hon. Daniel J. Anders  
Supervising Judge  
Trial Division - Civil Section

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

Administrative Docket  
No. 26 of 2021

In re: Municipal Court Landlord-Tenant Appeals  
Pending in the Court of Common Pleas

## ORDER

AND NOW, this 2<sup>nd</sup> day of August, 2021, all pending Municipal Court Landlord-Tenant Appeals in the Court of Common Pleas as of the date of this Order shall be scheduled for a Status Conference. All pending cases as of the date of this Order are stayed (other than the filing of any motions) until the scheduled Status Conference.

At the conclusion of the Status Conference, the Court shall issue a Pre-Trial Scheduling Order which shall address all issues including, but not limited to any stay in effect and, where appropriate, trial scheduling.

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
ORPHANS' COURT DIVISION

ADMINISTRATIVE DOCKET  
No. 22 of 2021

In Re: Full Reopening and Reinstatement of All Rules

## ORDER

And now, this 28<sup>th</sup> day of June 2021, consistent with the terms of the June 21, 2021 Pennsylvania Supreme Court Order, No. 553 Judicial Administration Docket, and in accordance with all health and safety guidelines and protocols as set forth by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Health and the First Judicial District, it is ORDERED and DECREED that EFFECTIVE JULY 6, 2021:

- All Emergency Administrative Orders issued by this Court, including Administrative Order No. 17 of 2021, are hereby VACATED.
- City Hall will be open and accessible to the public with normal security protocols.
- The Orphans' Court Division will resume its normal in-person operations. When necessary and appropriate to ensure access and due process, remote and hybrid proceedings will be available at the sole discretion of each individual Orphans' Court Judge after consulting with all parties. All Advanced Communication Technology proceedings convened must be originated and operated from the Courtroom or Courthouse with the Orphans' Court Judge and Staff present.
- Emergency Guardianship Petitions - The substitute procedure established under paragraph 8.H of the March 17, 2021 AGB Order No. 10 of 2020 and its subsequent amendments is VACATED. The Clerk of Orphans' Court will resume the normal processing of emergency citations that existed prior to the pandemic emergency declaration. While appointments are strongly recommended, no person shall be denied access to file required documents or to access information while exercising necessary safety precautions.
- Citations- The Clerk of Orphans' Court shall resume the normal citation practice pursuant to Pa. Orphans' Court Rule 3.5 (a), Philadelphia Orphans' Court Rule 14.2(f) and Philadelphia Orphans' Court Rule 4.7A. Appointments are strongly recommended but no party shall be denied access to obtain the necessary documents.

Court Notices continues on 35

# Court Notices

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The Orphans' Court's Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings, which include specific provisions regarding presumption 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  
Family Court Division

Administrative Order No. 21 of 2021  
ORDER

AND NOW, this 25<sup>th</sup> day of June 2021 consistent with the terms of the Pennsylvania Supreme Court's Order No. 553 Judicial Administration Docket, it is ORDERED and DECREED that:

The Philadelphia Family Court building shall be open to the public and all COVID 19 temporary procedures shall expire as of July 6, 2021 at 8:00 a.m.

Specifically, all Family Court units are open and all court proceedings including trials, hearings and conferences, with the exception of child/spousal support conferences shall be conducted in-person. Child/spousal support conferences only shall proceed via Advanced Communication Technology pending further Order of the Court, as permitted by PA Rules of Civil Procedure 1930.3.

Supervised physical custody on Sundays at Family Court shall remain suspended until further Order of the Court.

The Children's Waiting Area will remain closed until further notice. Children are not required to be present for Domestic Relations child custody proceedings unless ordered to appear by the Presiding Judge or Hearing Officer.

Domestic Relations

- Domestic Relations Customer Service and Intake Units  
Family Court Customer Service and Intake Representatives will resume in-person assistance from 8:00 a.m. to 4:00 p.m. daily.
- Custody Emergencies  
Custody emergencies shall be filed in person or by mail. The custody emergency e-mail temporary procedure shall be vacated.
- Protection from Abuse Petitions  
Family Court Domestic Relations Domestic Violence Unit staff will resume in-person assistance between 8:00 a.m. and 4:00 p.m. Monday to Friday. Protection from Abuse hearings shall resume being held in person.  
The temporary telephonic/electronic filing procedures shall be vacated.
- Domestic Relations Clerk of Family Court  
The Domestic Relations Clerk of Family Court shall resume in-person filing from 8:00 a.m. to 4:00 p.m. daily.  
The temporary e-mail accounts:  
[DRClerkRoutine@courts.phila.gov](mailto:DRClerkRoutine@courts.phila.gov) and [DRClerkEmergency@courts.phila.gov](mailto:DRClerkEmergency@courts.phila.gov) shall be discontinued. The Drop Box will no longer be in use as in person filing will be available

Juvenile

- Juvenile Clerk of Family Court  
In addition to PACFile, the Juvenile Clerk of Family Court shall resume in-person filing from 8:00 a.m. to 4:00 p.m. daily. The temporary e-mail account:  
[JUVClerkEmergency@courts.phila.gov](mailto:JUVClerkEmergency@courts.phila.gov) shall be discontinued.

/s/ Margaret T. Murphy

Margaret Theresa Murphy  
Administrative Judge  
Family Court Division

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

- 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.

- The motion shall be served on all parties of interest and proof of service filed with the Court.
- 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

- 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.
- 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)
  - 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.
  - The motion packet shall be served on all owners and occupant(s) of the Property at issue.
  - 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))
  - 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.

C. MORTGAGE SALES

- 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.
- 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/>.
  - 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.
  - The motion packet shall be served on the all owners and occupant(s) of the Property at issue.
  - 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))
  - 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.

D. FURTHER PROCEDURES

- 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

*Court Notices continues on 36*

## Court Notices

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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  
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

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